Historic Resources Survey Plan
City of Brighton, Colorado

Project Number CO-11-013
History Colorado

July 16, 2012

Avenue L Architects

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1. Team and Project Goals

Section 1: Project Goals and Executive Summary

Project Team

City of Brighton, Colorado

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Project Funding and Background

This project is undertaken at the request of the Brighton Historic Preservation Commission (BHPC). This commission was created on November 20, 2001, and tasked with principal responsibility for matters of historic preservation within the City of Brighton. The commission reviews the designation of historic sites, reviews and makes decisions upon alterations of historic sites, assists owners of historic properties on physical and financial aspects of historic preservation, and develops and assists in public education programs about historic preservation. The City of Brighton became a Certified Local Government (CLG) on February 19, 2008.

The commission applied for and was awarded a CLG grant through History Colorado for this project.

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior for the State Historical Society of Colorado. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

This program receives Federal funds from the National Park Service; Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally-assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, N. W., Washington, D.C. 20240.

Project Goals

The goal of the project is to define and prioritize future historic resource surveys in the City of Brighton and within its potential expansion areas. This will provide the BHPC with a clear and concise plan to document Brighton's historic resources. The effort will help to create a road map for the BHPC for the next 20 years, beginning with documentation of the most threatened and least-documented resources. This will allow the BHPC to work proactively during the planning process for new developments, rather than reacting after new developments have already been approved.

The project has already had its first success story! Building upon the recommendations of the April 2012 draft of this document, the Brighton Community Development Planning Division encouraged a private property owner to commission a survey of the historic National Beet Harvester/Kuner-Empson property at 221 Kuner Road. As a result of the survey, which is duplicated in the appendix, the property will be partially restored and rehabilitated, non-historic enclosures removed to expose the original building, and the entire property given a new purpose.

Why prepare a survey plan? Prioritizing survey efforts will help to ensure the most prudent use of limited survey funds. While the BHPC would like to survey the entire city and expansion areas, time and financial resources do not permit this to be undertaken all at once. The survey plan identifies the order in which to proceed, and allows the City to look ahead in scheduling and submitting grant proposals for survey efforts.

Authority of the BHPC to undertake this activity:
Per Section 2-66-20 of the City of Brighton Municipal Code dated April 19, 2006, the Historic Preservation Commission has the authority, subject to approval by City Council, to recommend to the City Council policies, procedures, criteria, guidelines and standards for the conduct of surveys and inventories of the cultural resources of the City, including identification of historic sites, structures, buildings and districts.

Project Area:
The map on the next page shows the boundaries of the study within the white outline. Areas shaded in green are currently within the city limits of the City of Brighton. The study boundary is larger in order to include potential annexation areas, potential City purchase areas, and areas of general historic interest such as Barr Lake State Park. There are approximately 15,000 buildings within the entire study area. Of those, approximately 2105 (14% of the total) were built before 1959 and can be considered historic at the time of this writing. In addition, approximately 1885 (12.5%) were built between 1960 and 1979 and will be historic within twenty years, which is the time period during which the surveys will be conducted.

How to Use this Document:
This document is divided into eight sections plus an Appendix. Section 1 provides information on why this project was undertaken, its goals, and an executive summary of findings. It also contains maps showing the geographic limits of the study, the distribution of historic properties in downtown Brighton by decade, and the historic subdivisions within the core city. Section 2 explains the project procedures: how information was collected, organized and analyzed to arrive at the recommended survey priorities. Section 3 contains information on Brighton's general historic background, key historic people and key events that shaped the city's built form. Section 4 correlates Colorado statewide historic contexts with the associated property types that still exist within the study area. The contexts of Creation of Colorado 1859-1876; Late 19th Century Boom and Bust 1876-1900; Economic Recovery and Growth 1900-1929; the Great Depression, Federal Relief Programs and the Second World War, 1929-1945; and the New West: Expansion and Modern Development 1945 – 2011. Within each of these contexts and time frames, Section 4 identifies specific extant properties within the study area, organized by property types using the National Register of Historic Places Areas of Significance. Section 5 discusses property types in alphabetical order, with photographs showing a variety of examples of each type. Section 6, the Survey Plan, recommends priorities for surveys and discusses survey types, levels, and districts. Section 7 contains tables of properties that have been previously recorded with State of Colorado site forms, or are on the local "Brighton Watch List". Section 8 contains the bibliography of sources consulted. The Appendix contains State of Colorado survey forms and instructions, and contacts/links for cultural resources information sources.

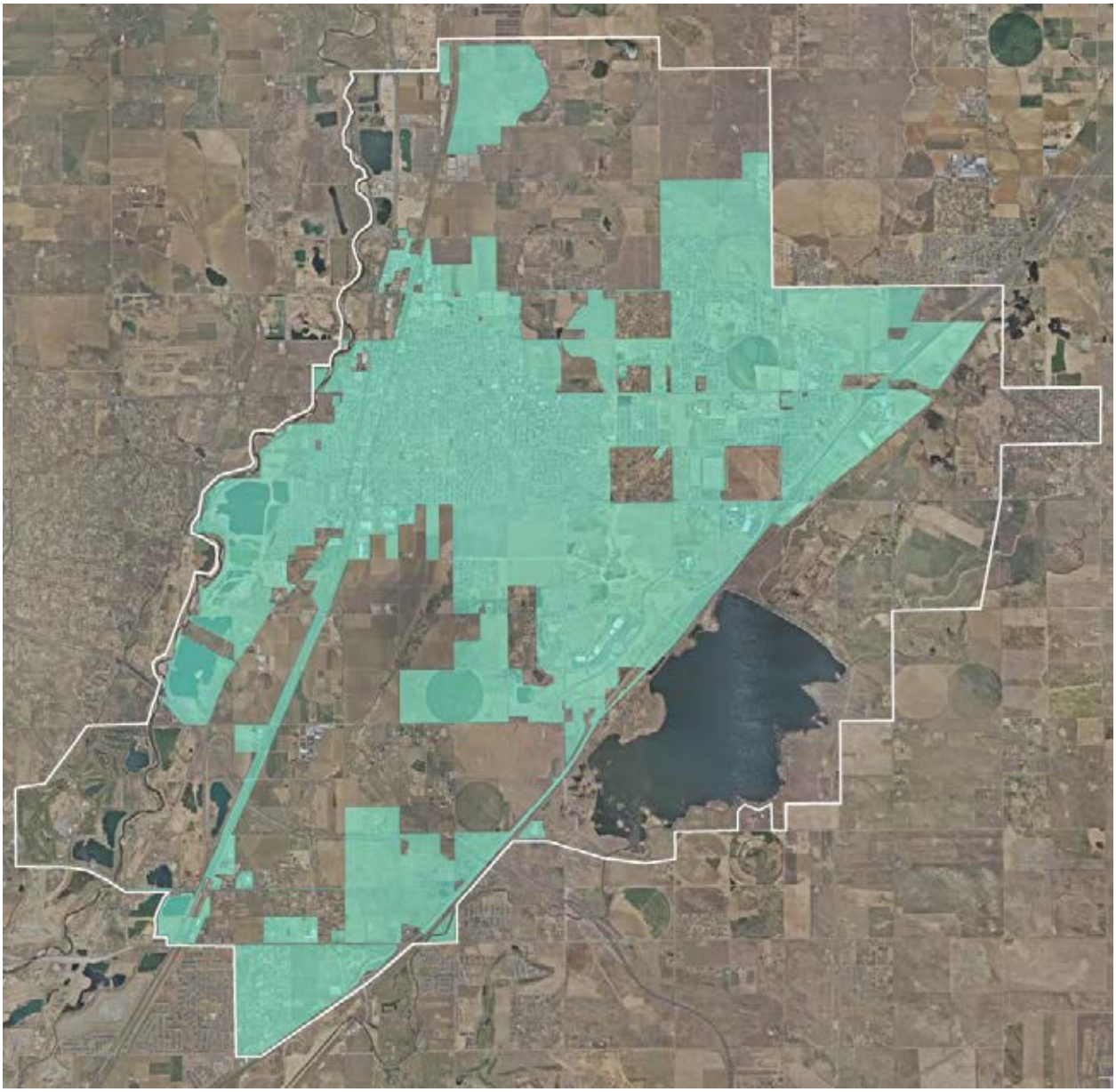

Figure 1. Study area outlined in white. Areas shaded in green are currently within the Brighton city limits.

Executive Summary of Findings

The recommended approach to historic surveying is described in greater detail and shown graphically in Section 6. Priorities are prioritized based on the integrity of the resources, significance (if known), threats, incentives, and level of existing documentation. Highest priority surveys are those with high integrity of resources, high significance (if known), high threat, under-representation in existing cultural resource documentation, and potential for City of Brighton purchase under its historic farms program. The recommended approach is summarized as follows.

Priority One: Recommended undertakings within the next five years

A. Document the following individual resources with State of Colorado Architectural Inventory Forms
Eichelman House (faces imminent demolition) on Bromley Lakes Sand & Gravel, 14585 Brighton Road
Roller Rink 14501 Old Brighton Road
Work Camp Houses 14565 Old Brighton Road
Palambo Marketplace 13201 East 144th
Brighton Hydro-Stone 209 North Kuner Road
Midland Cereal Bldg 640 Baseline Road
Big Daddy's Drive-In 41 County Road 27
Stage Stop 12701 Brighton Road
Pleasant Plains Schoolhouse East. 144th Ave. & Potomac Street
Great West Sugar 601 North Main Street
Grain Elevators 404 North Main Street, 370 North Main Street

B. Document all agricultural properties within Area of Interest in a comprehensive intensive-level survey. While not all of these properties are threatened, most of them are associated with the same historic context, so it makes sense to survey them together. Properties adjacent to the west side of Interstate 76 are the most threatened and should be surveyed first. Encroaching development due to projected population increase places most of the agricultural properties under threat. Agricultural property surveys should use a combination of inventory form 1404, Historic Cultural Landscapes for overall farm documentation, with 1403, Architectural Inventory Form for primary buildings such as farm houses and barns.

C. Document original Brighton subdivision (platted 1881) with a comprehensive survey that combines the Identification level (short survey form) for 75% of the properties with Intensive level (1403 survey form) for 25% of the properties. General boundaries of this triangular-shaped area are: Bridge Street (north), properties facing South Main Street/South Second Avenue (west), Union Pacific Railroad Tracks (east). Railroad tracks have previously been surveyed and do not need to be included. This area has not been surveyed previously and is threatened due to general property conditions. Evaluate this subdivision for potential as a historic district. Many of the historic resources are commercial properties.

D. Document resources (predominantly residential with some commercial, schools and churches) north of Bridge Street between the railroad tracks and 11th Avenue, north to Denver Street, plus Miller's Suburb Refiling (see map) with a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties. This area has not been previously surveyed. Many of the resources are small historic residences. They are threatened by potential demolition in order to combine lots and build larger houses. The Central Addition to Brighton subdivision (platted 1887) is within this area and should be evaluated for its potential as a historic district. This subdivision has the highest level of integrity within this survey package. The historic "Kuner's Row" employee housing is located within the Central Addition.

E. North Brighton Subdivision (1882) plus Davis & Riggs Addition (1887), Brighton Park (1889), Montview Subdivision (1923) and Sherley's Addition (1919). This area is generally bounded by Bridge Street to the south, U.S. 85 on the west, the Union Pacific tracks on the east, and Denver Street to the north. The resources are predominantly downtown commercial. Much of this area was previously surveyed and formally recorded in 1981. This area should be surveyed with a comprehensive survey that combines the Identification level (short survey form) for 75% of the properties with Intensive level (1403 survey form) for 25% of the properties, utilizing the information recorded in 1981 as a starting point. Its level of threat is fairly low, but it is the historic downtown. Evaluate this area for potential as one or more historic districts, or possibly one district in combination with the original Brighton subdivision south of Bridge Street.

Priority Two: Recommended undertakings within the next ten years

A. Document the Walnut Grove Addition (platted 1887) with a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties. The general boundaries of this subdivision are Bridge Street (north), extension of Southern Street (south), 2nd Avenue (west) and 4th Avenue (east). This area of elegant single-family residences has not been surveyed previously. Because many of the homes are fairly high-end, the threat to most of these resources is low. However integrity is high and significance may be high, since many of the homes were associated with key figures in early Brighton history. Many of the resources also have architectural significance. The Walnut Grove Addition should be evaluated for historic district potential.

B. Outside of the Walnut Grove Addition, document residential and commercial resources (including associated schools and churches) generally located south of Bridge Street to Jessup Street, between the tracks and 12th Avenue; and between Jessup Street and Bromley Lane, from the tracks to 4th Ave. See map in Section 6 for more exact boundaries. This area should be surveyed using the Identification level (short survey form) for 90% of the properties with Intensive level (1403 form) for 10% of the properties.

C. Document Barr City (west side of Barr Lake, east of I-76) with a comprehensive survey that combines the Identification level (short form) for 90% of the properties with Intensive level (1403 form) for 10% of the properties. This little town includes small single-family residences and small commercial resources.

Priority Three: Recommended undertakings within the next twenty years

The Priority Three resources are generally located in areas predominantly constructed in the 1940s through the 1970s. Most of them are still within Central Brighton, flanking the historic subdivisions surveyed in Priority One and Two. Refer to the map in Section 6 for the proposed boundaries. Single-family homes predominate, with ranch and split-level homes in the more recent areas. Commercial and retail resources are located mostly along Bridge Street.

Two subdivisions from the 1960s located outside of the city further east should be surveyed also: the Uravan and Van Aire Subdivisions. Van Aire Estates is the second oldest fly-in community in Colorado. It is a residential community with a private community runway and taxiway and individual hangars for small aircraft. Van Aire should be evaluated for potential as a historic district. All of the Priority Three areas should have a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties.

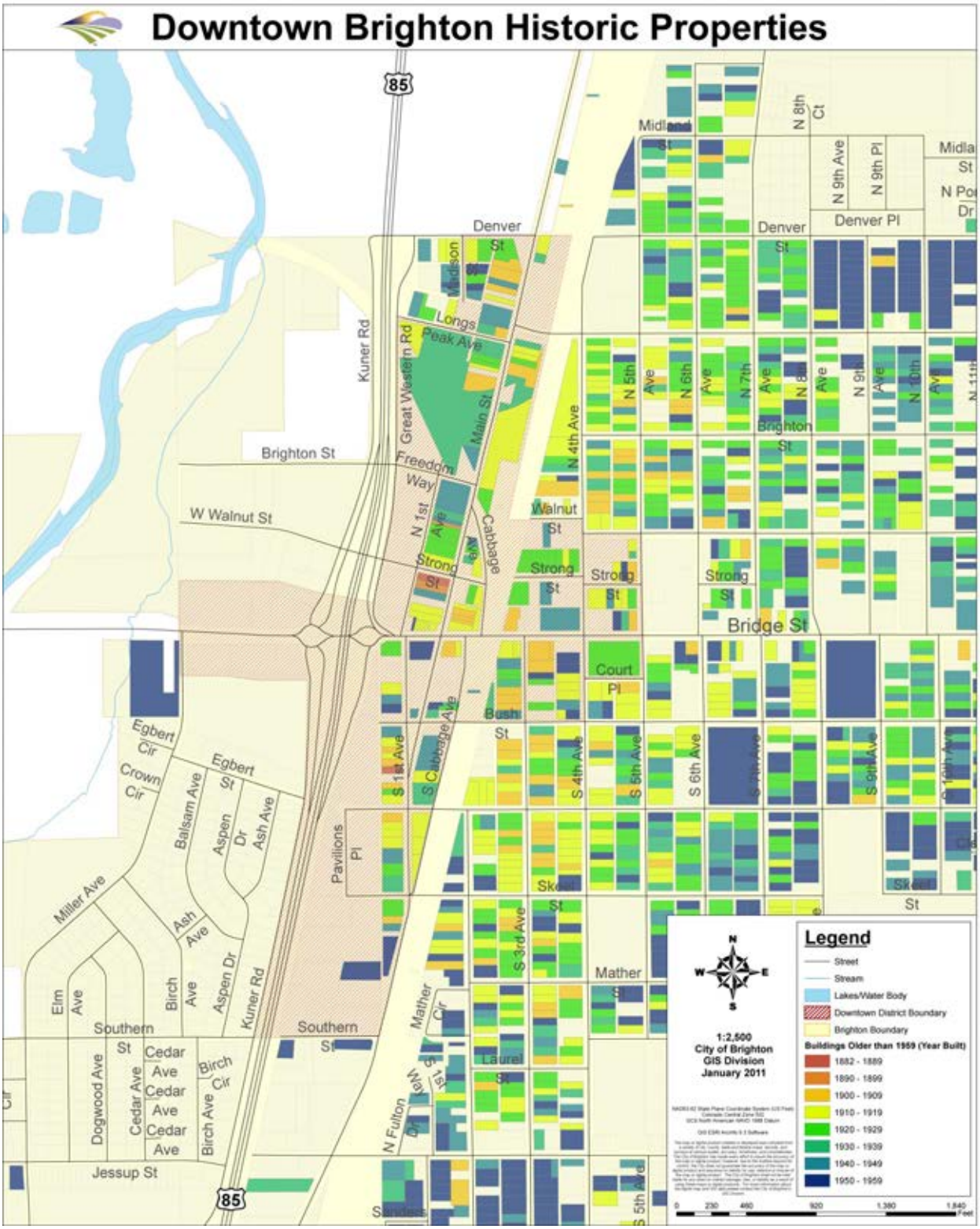

Figure 2. Historic properties in downtown Brighton by decade, through 1959.

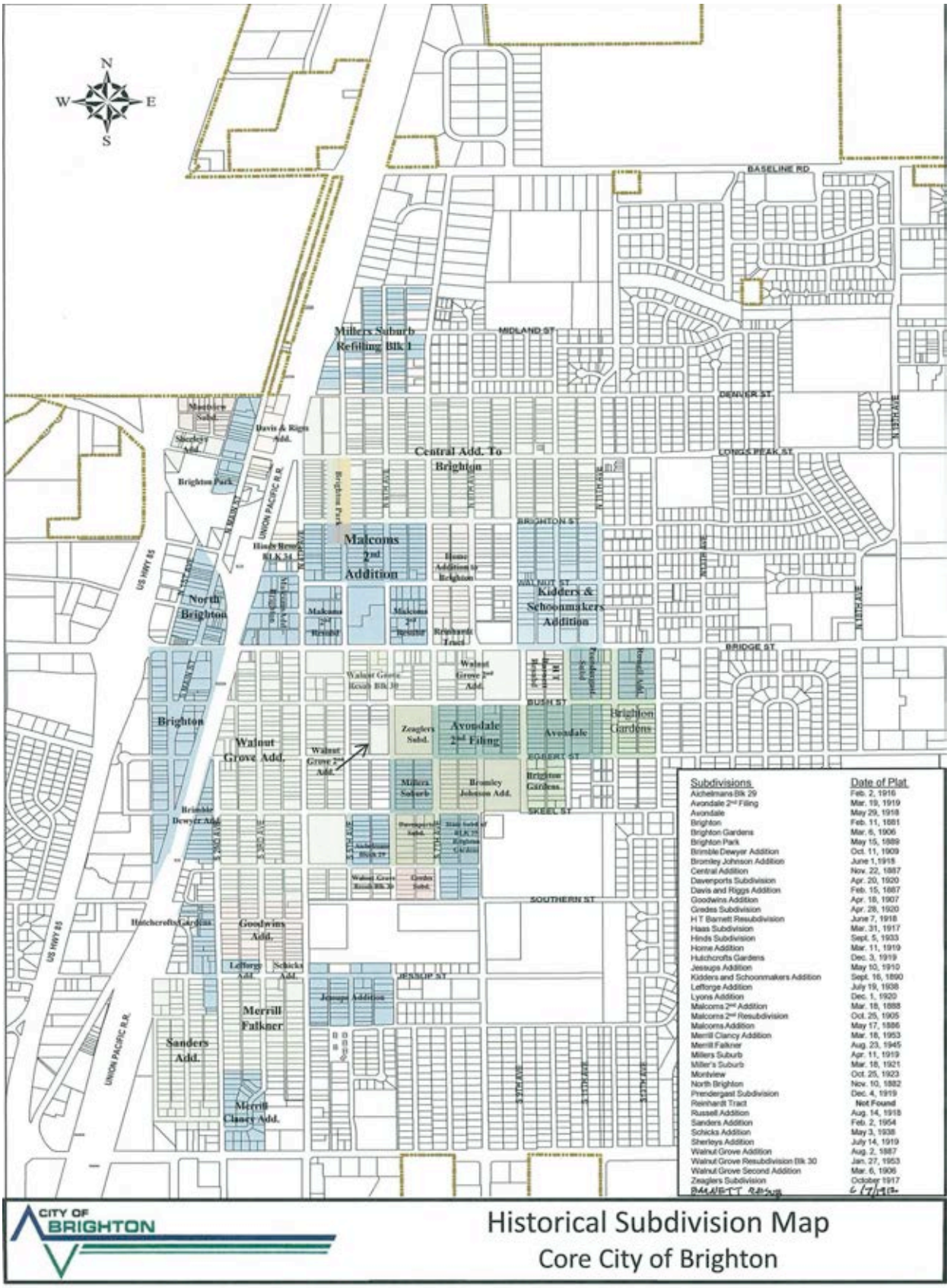

Figure 3. Historic Subdivisions through 1954

2. Procedure

Section 2: Procedure

The firm of Avenue L Architects was commissioned by the City of Brighton to prepare the Historic Resources Survey Plan. The first step was a meeting with History Colorado representatives Leslie Giles and Dan Corson, along with Mark Heidt of the City of Brighton and Kathy Lingo of Avenue L. At this meeting the scope of work, schedule and deliverables were discussed.

Context Research
General background historic and context research was done by members of the Brighton Historic Preservation Commission (BHPC). Research topics were very similar to the draft Colorado History and Architecture Statewide Context Framework categories. The BHPC provided invaluable local knowledge and insight to this project, in addition to their formal research.

In addition to the research provided by the BHPC, Avenue L relied on information found in the Sanborn maps for this area, and the excellent local history book *Brighton, Colorado and Surrounding Area 1887-1987* by The Brighton Genealogy Society.

Field Reconnaissance
Historic architects Kathy and Len Lingo of Avenue L did field reconnaissance during March and April of 2012. Utilizing historic subdivision maps provided by the City, Kathy and Len drove through the City beginning with the oldest areas and working their way to the more recent subdivisions. In each subdivision, they took a few representative photographs that capture the general character of typical resources in that area. Photographs were also taken of any unique or particularly notable resources in each area.

In each area, they made a general notation of overall integrity, typical architectural forms and styles found, overall condition and any observed threats. As discussed further in Section 6, threats can originate from a variety of sources, many of which are not observable in the field. However, some threats are only observable in the field, such as abandonment, lack of maintenance, and pressure to expand the usage of the property. This "usage expansion" pressure was observed in a few areas where very small historic residences were enlarged with additions, or had been demolished in favor of larger construction.

Using subdivision dates and construction data provided by the City of Brighton and Adams County, the areas of reconnaissance were limited to those where most of the construction had occurred before the 1980s. The goal of this project was to recommend survey work within the next twenty years, until 2032. By 2032, buildings built before 1980 will be more than fifty years old, which is a commonly accepted benchmark for historic properties.

Mark Heidt of the City of Brighton spent an entire day with Avenue L, driving to the outlying areas known to be of historic interest. These included many of the historic agricultural properties as well as the historic town of Barr Lake and the unique fly-in subdivision of Van Aire. Mark also made sure that Avenue L was aware of some of the closer-in historic resources that could have been missed in a drive-through.

Mapping
Matt Forbis, GIS specialist with the City of Brighton, worked closely with Avenue L to provide most of the mapping in this report. This included mapping of City limits, area of interest limits, and historic properties by decade. Avenue L prepared additional maps showing the locations of the "Brighton Watch List" properties. The City also provided base map files and spreadsheet files that contain information on

subdivision locations and dates. Avenue L utilized current Google Earth imagery as well as two historic aerial photographs from 1937 and 1950 that were obtained from the National Archives.

Previous documentation
Section 7 of this report contains tables of previously recorded or documented historic sites. History Colorado's Office of Archaeology and Historic Preservation (OAHP) provided an electronic file of previously recorded sites within the City limits and within the larger area of interest. Previously recorded sites are those for which a historic architectural or archaeological site form has been formally filed with History Colorado and a state site number has been assigned.

In addition to History Colorado's files, the City of Brighton has a local "watch list" and five locally designated landmarks. The watch list consists of historic properties that the local community considers to be locally significant. The City does not have design review authority over these properties, but does ask the property owners to voluntarily notify the City of intent to modify or demolish them. While some of the watch list properties have been previously recorded with the State, most of them have not.

The City also has five locally designated landmarks: the Armory, the First Presbyterian Church, Heritage Academy, Adams County Courthouse and the Pioneer Monument. The Pioneer Monument is a public sculpture donated by the Daughters of the American Revolution (DAR).

Historic Contexts and Associated Property Types
The next step was to associate extant property types found in the field with historic contexts. Using the State's framework for architectural historic context, we identified the key property types that: fit within the area of significance for the category; dated from the period of significance for each category; and retained sufficient integrity to convey their history to a casual viewer. In a few cases, these were outstanding individual examples of a type or a context. In most cases, they were good, typical examples of the context and property type. Historic contexts in the State framework that did not apply, or did not have any extant property types within the area of interest, were eliminated from further consideration. This report adds another context to the State's framework: the construction and ongoing operation of Denver International Airport, 1990 – 2012. The impacts of the airport on the Brighton area were significant, beginning with the start of construction.

Section 4 contains the framework of historic contexts along with their associated property types. Section 5 further elaborates on the property types found within the area of interest.

The Survey Plan
In order to recommend a good approach to conducting surveys over the next 20 years, it was necessary to group the resources into useful and achievable survey packages, and prioritize those packages. Section 6 contains the recommend approach and groupings.

Most of the surveys are geographic, but a few are thematic. Geographic surveys make sense; Brighton grew in a logical fashion over time, expanding out from a central core adjacent to the railroad. Subdivisions that are located in close proximity to each other tend to date from a similar time period and share a similar historic context. Other surveys are more logically based upon themes rather than geographic proximity. The most obvious example of this is the agricultural resources. These are located further out from the urban core to the north, east and south. Agricultural resources exist to the west as well but most of these are outside the area of interest. There are some resource types with few examples that are not located near each other. An example of this is architectural Modernism. These types of resources are also grouped thematically.

Survey packages were then prioritized. The highest priority was given to resources that: are highly threatened; have high integrity; have high significance, if known; and have little or no existing formal documentation (no previous State site forms). In many cases, significance is not yet known; this information will be developed through the survey process itself. However, significance of some of these resources is known. Also, the presence of a resource on the Brighton Watch List was assumed to indicate local knowledge that it is historically significant, at least at the local level.

A draft of this document was submitted on April 26, 2012 for review by the City of Brighton, the Brighton Historic Preservation Commission and History Colorado. On May 2, 2012, Kathy Lingo of Avenue L met with Leslie Giles of History Colorado, Mark Heidt of the City of Brighton, Jason Bradford of the City of Brighton Planning Department and three Brighton Historic Preservation Commission members to present the draft document, hear their comments and ask questions about the approach and recommendations. Following the meeting, most of the group took a driving tour of the area of interest, at which time further discussion about the historic resources and survey plan approach took place. On May 11, 2012, Kathy formally presented the draft document to the full Commission for their review and comments. Leslie Giles submitted formal review comments on May 31, 2012.

Definitions

Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. Integrity is evaluated in the qualities of location, setting, design, materials, feeling, association and workmanship.

Period of significance is the span of time during which a property attained its significance.

Significance is the importance of a historic property as defined by the National Register criteria. The National Register recognizes the following areas of significance: agriculture, architecture, archaeology, art, commerce, communications, community planning and development, conservation, economics, education, engineering, entertainment/recreation, ethnic heritage, exploration/settlement, health/medicine, industry, invention, landscape architecture, law, literature, maritime history, military, performing arts, philosophy, politics/government, religion, science, social history, transportation and other.

Survey Package contains a concentration of property types associated with the same historic context(s) within the same period of significance. A survey grouping may be geographic or thematic. A geographic survey grouping may recommend a historic district designation. A thematic survey may recommend a multiple property designation.

Survey Levels:

> **A Reconnaissance survey** is general in nature and can be used to identify general types of historic resources in an area. It includes some minimal background research and basic field evaluation, but does not include detailed research into individual resources. A draft Architectural Identification Form, currently under development, can be found in the appendix.
> **An Intensive survey** fully identifies, researches, and documents each resource selected for study using the Architectural Inventory Form 1403 or Cultural Landscapes Form 1404 (see appendix).

Survey Types:

> A **Comprehensive survey** includes every resource in the study area, including those that do not date from the period of significance.
> A **Selective survey** includes only certain pre-selected resources within the survey area.

Threat is a local force that may cause harm to, or the loss of, a historic resource. A threat may be deterioration from weather, lack of maintenance, encroaching development, or changes over time.

3. Background Historic information

Section 3: Background Historic Information

This section contains general background historic information researched and written by members of the Brighton Historic Preservation Commission (BHPC). Some of the research done by BHPC members is incorporated into Section 4, Historic Contexts and Associated Property Types, rather than in Section 3. Future research is recommended on the following topics as they pertain to the Brighton area: Dairy Industry; United Farm Workers; Beet Industry; Tourism; Extractive Industries including gravel, oil & gas, & coal; future land annexations; and the Brighton Urban Renewal Authority.

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BACKGROUND HISTORIC INFORMATION

Brighton, Colorado, is located on the northeastern plains near the Rocky Mountains – north of Denver. To understand Brighton, and the history of Brighton, one must understand what was occurring on the land prior to Brighton becoming a city, and some of the history since that time. For this reason the attached "Historic Information" about the Colorado area before Brighton became a city is provided.

NATIVE AMERICANS IN NORTHEASTERN COLORADO

BY ALLISON LOCKWOOD

The American explorers and trappers who reached Colorado during the first half of the 19th century encountered two major groups of Indians. They found tribes of bison hunters occupying the eastern plains. The largest were the Cheyenne and Arapaho on the northern and central plains and the Comanche south of the Arkansas River. Bands of Pawnee and other tribes occasionally ventured onto the plains of eastern Colorado hunting bison. Indians less dependent on bison hunting occupied the mountains and western plateau lands. These were the Utes. Each tribe, in turn, was divided into bands that occupied separate hunting areas within these regions.

These tribes had, themselves, come from other places and had contested among themselves for living and hunting space. The Utes had migrated east from Utah and the Great Basin sometime before 1600. At one time they occupied most of Colorado. The Comanche were more recent arrivals, having moved into Colorado from the northern plains by the early 1700s. The Cheyenne and Arapaho came still later from the northeast, pushing the Utes back into the mountains and the Comanche into southeastern Colorado. These historic contests produced continuing tribal rivalries and conflicts.

During the decades after 1860s, most of the Indians were pushed out of Colorado by the arrival of thousands of eastern miners, farmers, ranchers, and town dwellers. After several years of armed conflict, a massacre at Sand Creek, and Indian raids against white settlements, the Cheyenne and Arapaho finally agreed to leave eastern Colorado. The Treaty of Medicine Lodge in 1867 provided them with reservations in Kansas and Oklahoma. The northern Ute bands were removed to a reservation in Utah in 1880. That treaty also assigned reservation land in the southwest corner of Colorado to three southern Ute bands.

1800S PRE-RAILROAD, FUR TRADE AND NATIVE AMERICANS

by Allison Lockwood

In 1800, Spain ceded a vast area, including Colorado, to Napoleon Bonaparte and the French. Three years later, the same parcel of land was sold by Napoleon to the United States as the "Louisiana Purchase". In 1806, President Jefferson commissioned Lieutenant Zebulon Pike to explore the recently purchased territory. Among the sites mentioned by Pike in his report of the expedition was the 14,110-foot peak, which today bears his name. Pike stated in his report that it was unlikely the summit would ever be scaled.

A group of explorers led by Major Stephen H. Long proved Pike wrong in 1820 when Dr. Edwin James and two others in the Long party became the first to climb to the summit of Pike's Peak. In making their journey, Long and his party passed the present day locations of Greeley, Denver, and Colorado Springs. Long's party camped on Pitman Hill just west of Brighton, where they celebrated the Fourth of July. They also viewed the mountain later known as Long's Peak.

At about the same time as the Long expedition, fur trappers and traders began working their trade in the

Rocky Mountains. Beaver fur was considered one of the most precious commodities on the continent. The beaver pelt, small and light in weight, provided a high-priced product in a small package. A single pelt sold in eastern markets for six to eight dollars.

During the 1820s, fur lured many mountain men to northeastern Colorado. Among them were Andrew Sublette, Louis Vasquez and James Ohio Pattie. They found the mountain streams rich in beaver and the plains full of buffalo whose skins and tongues were valuable trade commodities. Sublette and Vasquez, particularly, were important to northeastern Colorado's fur trade because they stayed in the area and worked streams year after year. That allowed them to develop an intimate knowledge of the region. It also led them to experiment with using the South Platte River as a waterway for flat-bottomed boats to float hides downstream to St. Louis.

During the decade of the 1830s both the supply and price of beaver skins declined, forcing traders to turn to hunting buffalo. In addition, trading posts were established for barter with the Indians. Fort Pueblo (1842), Fort Vasquez (1835) – north of Brighton, and Bent's Fort (1834) were the most important posts.

The success of that post led others to copy it in Colorado, particularly along the South Platte during the 1830s. The first of these fur forts was Fort Lupton, founded in 1836 by Lancaster Lupton, near the site of an old abandoned American Fur Company post. The new "general store" on the plains was an overnight success and soon competition developed.

Before Fort Lupton was a year old, Louis Vasquez and Andrew Sublette built Fort George (later called Fort Vasquez) at what is now Platteville. In the next year two more fur posts were built along the South Platte. Fort Jackson, six miles downstream from Fort Lupton, was opened in 1837 but closed the next year. In 1837, the Bent family entered the northeastern Colorado fur market when Bent's partner, Ceran St. Vrain, established Fort Lookout (later named Fort George and then Fort St. Vrain). Later a town of that same name was also founded. This adobe post became the largest along the South Platte Valley and the third largest in the Rocky Mountain area.

In an effort to cut costs, Ceran St. Vrain tried again, as Vasquez and Sublette had, to use the South Platte to float furs to market. St. Vrain's assistant Baptiste Charbonneau was put in charge of the effort. Attempts in both 1840 and 1842 failed to float barges or to even get out of what is now Colorado. As their plight worsened, fort owners, one at a time, closed their posts. By the late 1840s South Platte forts were abandoned as the fur trade in northeastern Colorado halted. However, not all trappers left northeastern Colorado.

Although the boom in fur trading lasted only a couple of decades, these mountain men had an extensive impact in advancing the development of the region. Crisscrossing the area while conducting their activities, the trappers and traders were instrumental in opening the West for settlement by discovering the natural features, paths, and trails throughout the territory, which would later be used by emigrants. Scattered reports of gold discoveries offered by the mountain men attracted the interest of prospectors. In addition, some of the mountain men were among the first permanent Anglo settlers in the region.

Pikes Peak Gold Rush

By Melinda Bokelman

In 1858, William Green Russell and his party found placer gold along the South Platte River in present day Englewood (southwest of Brighton). News of their relatively modest strike sparked a significant migration of optimistic prospectors from Eastern states to the confluence of the South Platte and Cherry Creek. More substantial discoveries of lode gold near Clear Creek and in present day Gilpin County gave substance to the migration and ensured the longevity of the area's nascent mining industry. By the

end of 1860 as many as one hundred fifty thousand people had made the trek across the Great Plains; however, approximately thirty thousand remained to permanently settle the area.

As the prospectors and their supporting industries naturally required food, agriculture began along the South Platte downstream of brand new Denver City to fulfill the need. The first non-native settlers of the Brighton area tried their hand at prospecting in the mountains while also farming their claims along the South Platte in the Brighton area. Ranchers raised cattle along the South Platte to provide meat for the mining camps, notably Henderson's ranch established in 1859 south of Brighton. The first irrigation ditch in the area was Brantner ditch, dug in 1860 by Samuel Brantner and eight other farmers. The foundation for Brighton's future growth had been well established thanks to the combined factors of an industry to support population growth in Denver City and irrigation to enable greater agricultural efforts to the north – in Brighton.

The City of Brighton: General Background

By Patricia Reither

Author James Michener said the Platte River was an unimposing stream that has had a mighty influence on the history of the West. Early travelers along the Platte River said the river was a mile wide, an inch deep, too thin to plow and too thick to drink. Consequently, Brighton's proximity to the river brought a lot of history to this area. What began as a buffalo trail along the river became an Indian trail and then a trader's trace. The trails turned into roads, the roads turned into turnpikes and these in turn were transformed into railroads. The early trail along the Platte was used by buffalos, Native Americans, trappers, traders, explorers, tourists, miners, farmers, merchants and finally, railroad men.

Trade with the Spanish dramatically changed the lives of early Native Americans. Native Americans obtained horses, metal and other trade goods from New Mexico traders in exchange for buffalo robes, dried meat, clothing, weapons, crops, pottery and turquoise. Arapahoe and Cheyenne Tribes inhabited this area as early as 1800. The Arapahoe were known for their elaborate ceremonies and artwork. The Cheyenne farmed and grew crops.

With the Louisiana Purchase, the present day Brighton was included officially within the borders of the United States. In 1802, a Kentuckian, James Purcell, spent three years in the Brighton area trapping and trading with Indians on the South Platte. As early as 1803 Baptiste La Lande was traveling along the Platte and down to Santa Fe with trade goods. Major Stephen Long explored this area in 1820 and celebrated Brighton's first Independence Day while camping nearby. Major Long referred to the area in his diary as the "Great American Desert".

When Mexico achieved independence from Spain in 1821, New Mexico opened its borders to American trade. William Becknell marked the Santa Fe Trail and in 1824, the United States Congress declared the Santa Fe Trail a national highway. The route was surveyed and the land was purchased. This was the beginning of the fur trade. Kit Carson traveled through this area many times between 1831and 1868. It was in 1843 that John C. Fremont camped on the northwest edge of Brighton along with Kit Carson who was acting as a scout for the expedition. Located a few miles south of the campsite they visited an Arapahoe village consisting of 160 lodges. In 1848, all of the land that is now Colorado was ceded to the United States in a pact with Mexico known as the Treaty of Guadeloupe Hildalgo. This increased the traffic to the area.

News of gold in Pikes Peak Country which was Colorado's name in 1858, broke in the East. Headlines read "Immense Gold Discoveries!" and "Pikes Peak a Glorious Reality." It is estimated that 100,000 people crossed the plains to Colorado seeking gold via several routes but especially the Platte River Trail.

Most of these folks returned to their homes disappointed.

When we think of the West, we usually think of cowboys, Indians, miners and trappers but it was agriculture that made all of these occupations possible. Five men, William Hazzard, George Hazzard, Andrew Hagus, Thomas Donelson and James Blundell, came to Colorado as gold-seekers but soon found out that crops provided a better income. They staked out farms (called ranches) on July 14, 1859 along the Platte River near the site of present day Brighton. Each of these men built a log cabin on their claim. By 1860, George Griffin, Frank Aichelman, and John and Louis Reithmann, joined the original pioneers. They grew grain, garden crops and raised hay along the river bottom and also a variety of livestock. Alfalfa was first brought to Colorado from Mexico in 1863, but wasn't widely grown until the 1880's. These small farms supplied the necessities that otherwise had to be shipped from the East.

To provide water for their crops, these early farmers turned to irrigation. Although New Mexico farmers in the San Luis valley hold the oldest water rights in Colorado, eight farmers in the Brighton area joined Samuel Brantner in April of 1860 to dig the Brantner Ditch on the west side of Brighton. The Brantner Ditch is still in use to this day. Hiriam Graham, Greenbury Ross and Orris Knapp met at the Ross residence on February 16, 1865 to discuss building a ditch in the Fulton, Colorado Territory. The water rights for Fulton Ditch were filed on May 1, 1865. This major canal has become one of the most important ditches still in use today.

During this time period, the Pony Express carried mail from Julesburg along the South Platte River to Denver. However, service ended when the telegraph from Missouri to California was completed. A railroad spur from Cheyenne, Wyoming reached Brighton June 4, 1870. When the railroad spur continued on to Denver and was completed June 22, 1870, the stagecoaches based out of the Pierson Stage station quit running. The station was located exactly 3.9 miles south of the DAR Pioneer Monument on South Main in Brighton. A depot was built near Strong Street and Cabbage Avenue where a spur going to the Erie Coal fields connected with this Cheyenne-Denver spur. This depot was called Hughes Junction or Hughes Station in honor of Bela Hughes, President of the Union Pacific railroad. It was the only depot between Evans and Denver, Colorado. The depot was responsible for the origin of Brighton and the growth of the town. Hughes Station, later renamed Brighton, started with a windmill, a water tank, the small depot and a section house. The population of Brighton at that time was seven.

Daniel F. Carmichael filed the first plat for the town of Brighton on February 16, 1881. Carmichael's wife, Alice, is credited with the name Brighton which she took from her birthplace in Brighton Beach, New York. The town name of Brighton was already in use as early as 1879, with the railroad station and the post office already using it. Carmichael's first subdivision in Brighton was composed of the triangular portion of downtown Brighton, south of Bridge Street bounded by South 1st Street on the west and the railroad tracks on the east. Dewey W. Strong platted the rest of the downtown area on the north side of Bridge Street on November 10, 1882. Dewey Strong opened the first store at Main and Strong Streets where La Estrellitas restaurant is located today.

A Petition for Incorporation was filed in the Arapahoe County Courthouse in Denver on May 6, 1887. On this date, there were 175 people within the boundary of the proposed town. An election was held June 11, 1887 with a resulting vote of 40 for incorporation and 17 against. Brighton was incorporated as a town on July 26, 1887. The town had a school, a church, a blacksmith shop, a hotel, a meat market, two general stores, a post office, a railroad station, a telegraph station, a section house, a newspaper, a creamery, three saloons and a number of residences. A new county road from Box Elder to Boulder was built and crossed the Platte River at Brighton. This road is now Highway 7 and Bridge Street in Brighton

Having incorporated the new town had to elect town officials, draw up ordinances and begins to levy

taxes. Emory Strong, (the older brother of Dewey Strong) defeated Daniel Carmichael for the honor of becoming Brighton's first mayor. The first Board of Trustees were D.W. Strong, J.F. Carl, D.V. Miller, T.A. Riggs, A.L. Church and Henry Herzberger. Henry Herzberger was named town clerk, George Lytle was Marshall and James MacKeon became the town magistrate.

The dairy industry was one of Brighton's best assets because of its year-round payroll to the farmers and the company's employees. The Brighton Dairy Association was formed April 9, 1895. Eventually, the Northern Dairy received milk from over 250 milk producers. The store in front of the dairy sold milk, cheese, butter, cottage cheese, 20 flavors of ice cream and sherbets. The dairy was sold to Denver in 1962.

In 1902, Emmet Bromley, considered the Father of Adams County, introduced the bill that created the new Adams County and separated it from Arapahoe County. The county was named Adams after Alva Adams, who was the current Governor of Colorado at the time. Adams County officially began November 15, 1902. Brighton was officially selected as the County Seat of Adams County in November 1904. Construction of the Adams County Courthouse at 4th Avenue and Bridge Street was completed for occupancy on May 10, 1906. In 1939, a WPA project added the western half of the building and the beautiful pillars we enjoy to this day. The City of Brighton purchased the courthouse in 1977 and the building became Brighton City Hall.

Kuners moved to Brighton May 28, 1917. Their move to Brighton improved the company's shipping facilities and they were closer to their supply of raw materials. Kuners became the dominating canning company in the Rocky Mountain region. The brand name is still used on local canned products since it is known for quality foods.

Sugar beets, a local cash crop brought the Great Western Sugar Company to Brighton. The factory began in 1917 and was a showplace and major employer for the local population until January 14, 1977. The closing of the Great Western Sugar Company ended Brighton's great agricultural era.

Aviation appeared early in Brighton and then later, totally changed the complexion of the city. Early aviators, like the early pioneers, kept their eyes on the Platte River to guide them to Denver. Lighthouses were erected to help guide pilots flying at night. One was erected on Highway 7 at the top of the sand hills. Signs were also painted on the roofs of buildings to point the way for airplanes. Wehrman Motor Company at 5 South lst Avenue had such a sign on its roof. In December 1926 Santa Claus arrived in Brighton by airplane. He landed at the Brighton Municipal Airport that was located on the western edge of where Crown Homes and the Pavilions are today. The closing of Stapleton Airport in Denver and the opening of the Denver International Airport brought the greatest changes in the area. Annexations to accommodate the fast growing population were necessary. The city began growing in all directions, so shopping facilities were added. From a population of seven, Brighton is now one of the fastest growing cities in the United States. As of June 30, 2012, the Brighton population is 33856 and the city has nearly doubled in size – a growth of 93.5% since 2000.

History is not what was committed to paper, but what was written in the hearts and souls of human beings and etched into the land where the people lived their greatest joys and deepest sorrows. This is so true of the people of Brighton.

BRIGHTON HISTORY II

By Patricia Reither and Danielle Henninger

In 1859, five men, William Hazzard, his brother George W. Hazzard, Andrew Hagus, Thomas Donelson

and James Blundell staked out claims along the Platte River on July 14, 1859 that would later lead to the City of Brighton. These men had all met each other on the way to Colorado to participate in the gold rush. Each of these men built a log cabin on their claim. They brought their families out to Colorado in 1860 with Frank Aichelman and his family accompanying the group. Although they all attempted to find gold, they returned to their ranches where they grew hay, grain, and garden crops and raised a variety of livestock.

In April of 1860, realizing the growing need for water induced these pioneers to dig the first irrigation ditch on the west side of the river called the Brantner Ditch named after Samuel Brantner. The Fulton Ditch on the east side of the river which would become the major canal in the area was built February 16, 1865 by three men: Hiram Graham, Greenbury Ross and Orris Knapp. This foresight of the early pioneers led to the agricultural mainstream beginnings of the area.

The placement of a railroad station at the junction of tracks to the Erie coalfields with the tracks from Cheyenne to Denver was largely responsible for the beginning of the city. The station was called Hughes Station after the first President of the Denver Pacific Railroad, Bela Hughes. A windmill, a water tank, the small depot and a section house were all that was here. The population of Brighton at the time was seven. With the completion of the track June 22, 1870, the last Overland stagecoach completed its run from Brighton to Denver.

Daniel F. Carmichael purchased 240 acres of land from the Union Pacific Railroad in 1879 at Hughes Station. He continued to purchase land until he owned 720 acres located on the south side of what is now Bridge Street. Carmichael filed the first plat for the town of Brighton, February 16, 1881. Carmichael's wife, Alice is credited with renaming Hughes Station to Brighton after her birthplace in Brighton Beach, New York. The new name, Brighton, had been used since 1879 and the station and post office already carried the name. Carmichael's first subdivision in Brighton composed of the triangular portion of downtown Brighton, south of Bridge Street, bounded by South 1st Avenue and the railroad tracks.

One year later, on November 10, 1882, Dewey W. Strong platted the North side of Brighton. Strong opened the first store at Main & Strong Streets where La Estrellitas is located today.

Education was so important to our early settlers that the first school building was completed in Brighton in 1885 and a new school District 27 was formed July 14, 1884. A one room brick school building was completed in 1885 on South lst Avenue. On May 3, 1897, a new red brick building, two stories high with four classes was built where North Elementary is today. This building also housed the high school students.

A petition for the incorporation was filed in Arapahoe County Courthouse in Denver on May 6, 1887. The petition said there were about 175 inhabitants within the boundary of the proposed town of Brighton. The petition was granted and five men, D.F. Carmichael, D.W. Strong, Emory M. Strong, Thomas A. Riggs and John P. Roseborough were named commissioners to call and supervise an election on the issue of incorporation. The election was held June 11, 1887 with a resulting vote of 40 for incorporation and 17 against. The new town elected town officials, drew up ordinances and began to levy taxes. Emory Strong defeated Daniel Carmichael for the honor of becoming the town's first mayor. The first town hall was built by T.A. McMuftrie facing the tracks on Cabbage Avenue.

Daniel F. Carmichael (1844-1911)
D. Carmichael built the first business block which consisted of a two story building across the entrance of South Main Street. This building housed the first bank in 1888. In 1937, this building was removed to allow Main Street to continue in a straight line.

Also in 1888, Carmichael built the Opera house which was the showplace of Brighton. It was a three story building located on the southwest corner of Main & Bridge. The Opera House had an auditorium that seated a 1,000 people. The first floor had a number of businesses and included a livery stable. Carmichael sold the building to James Wire who ran the livery stable and the building became known as the Wire Building. The building burned July 15, 1955.

Other notable contributions made by Daniel Carmichael:

* Filed the first town plat Feb 16, 1881
* City named by Alice Carmichael, birthplace Brighton Beach, New York
* Helped organize first Brighton School District
* Donated land for first school
* He served on the school board 1887-91
* Donated land for 1886 Church
* Donated land for hospital (not used)
* Built the Opera House, largest building in Brighton, 1888
* Installed first telephone in 1902
* Organized Brighton Water and Electric Company
* Founded and was editor of first newspaper, The Brighton Register
* Mayor 1893-94, 1898-99
* Served in the Colorado Legislature and was instrumental in getting Adams County separated from Arapahoe County

Emmet Bromley, in 1902, introduced the bill that would create the new county of Adams and separate it from Araphoe County. The county was named Adams after Alva Adams, who was the governor at that time. Adams County officially began November 15, 1902. Brighton was officially selected as the county seat of Adams County in November of 1904. Construction of the Adams County Courthouse at 4th Avenue and Bridge Street was completed for occupancy on May 10, 1906. In 1939, a WPA project added the western half of the building and the beautiful pillars we enjoy to this day. The City of Brighton purchased the courthouse in 1977 and the building became Brighton City Hall, now called "Historic City Hall".

Key Historic Figure in Colorado

By Austin Bargman

Governor Ralph L. Carr-Relation to newspaper

Governor Carr proved to be one of Colorado's most independent and courageous governor ever elected, had a lasting effect on Brighton. He was born in Rosita, Colorado, educated in the Cripple Creek School System, and received his LLB from the University of Colorado. He moved to two different cities before he ended up in Antonio as a lawyer and a publisher. Carr went on to become the Colorado Assistant Attorney General, and the n became a United States District Attorney. Later he became a powerful and prominent lawyer. In 1939, Carr won his campaign for governor. As Governor, he not only prevented Colorado from bankruptcy through transfer of income taxes to the general fund, but also worked with the Legislature to pass the State Reorganization Act. It was also during his leadership that he sacrificed his very position of Governor for what was right. During World War II, Governor Carr was one of the few men in political office to stand up for the Japanese-Americans. He sought to aid the Japanese to keep their rights. Because he did this, Carr lost his chance at a Senate seat. In his efforts to confront those that sought to hurt Japanese-American rights, he came to be extolled as, "a small voice, but a strong voice."

It was due to Governor Carr's efforts that today, Brighton became the home of many Japanese-Americans.

Great Western Sugar and Kuners Canning

By Danielle Henninger

The Great Western Sugar Company and the Kuner Pickle Company are the best-known agriculture related companies in Brighton. Cabbage, celery, tomatoes, pickles, sugar beets and other vegetables were all grown in Brighton. Also, Z.J. Fort's Celeryvale farm was popular for many years, with 100 cars of celery shipped every year.

The Great Western Sugar Company was built September 15, 1916. In 1917 the factory sliced 600 tons of beets a day. By 1971 with new equipment the factory sliced 2200 tons of sugar beets every 24 hours. In 1976, 2250 tons of beets were sliced in a day. The factory could process over 100,000 acres of beets. The factory could also produce livestock feed from the beet pulp. The Great Western Sugar Company was so busy during the busy season that they built a dormitory to house the workers. The factory in Brighton closed January 14, 1977. "The sugar beet not only ushered in one of the most reliable cash crops for the area, it was one of the most dependable crops on irrigated ground in the West."

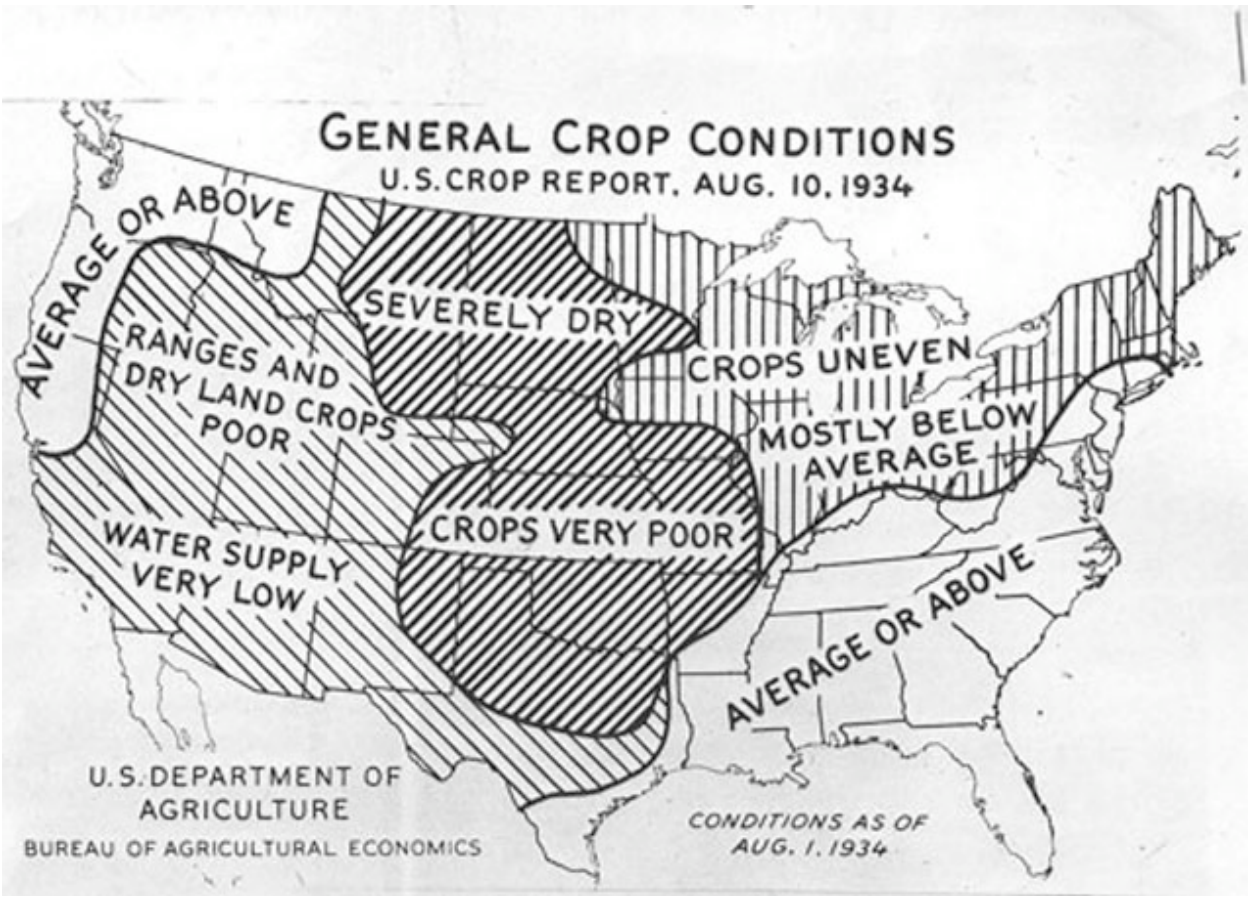
Brighton had been fighting to get a Kuner factory, and on May 28, 1917 the plant moved from Denver to Brighton. The Brighton factory started as a "salting works" for pickles. In 1918 the plant was expanded to add other products to the line, such as sauerkraut. Similar to The Great Western Sugar Company, Kuner built houses for his employees. These houses were called Kuner Row and are still there today on Fourth Street between Longspeak and Brighton Street.

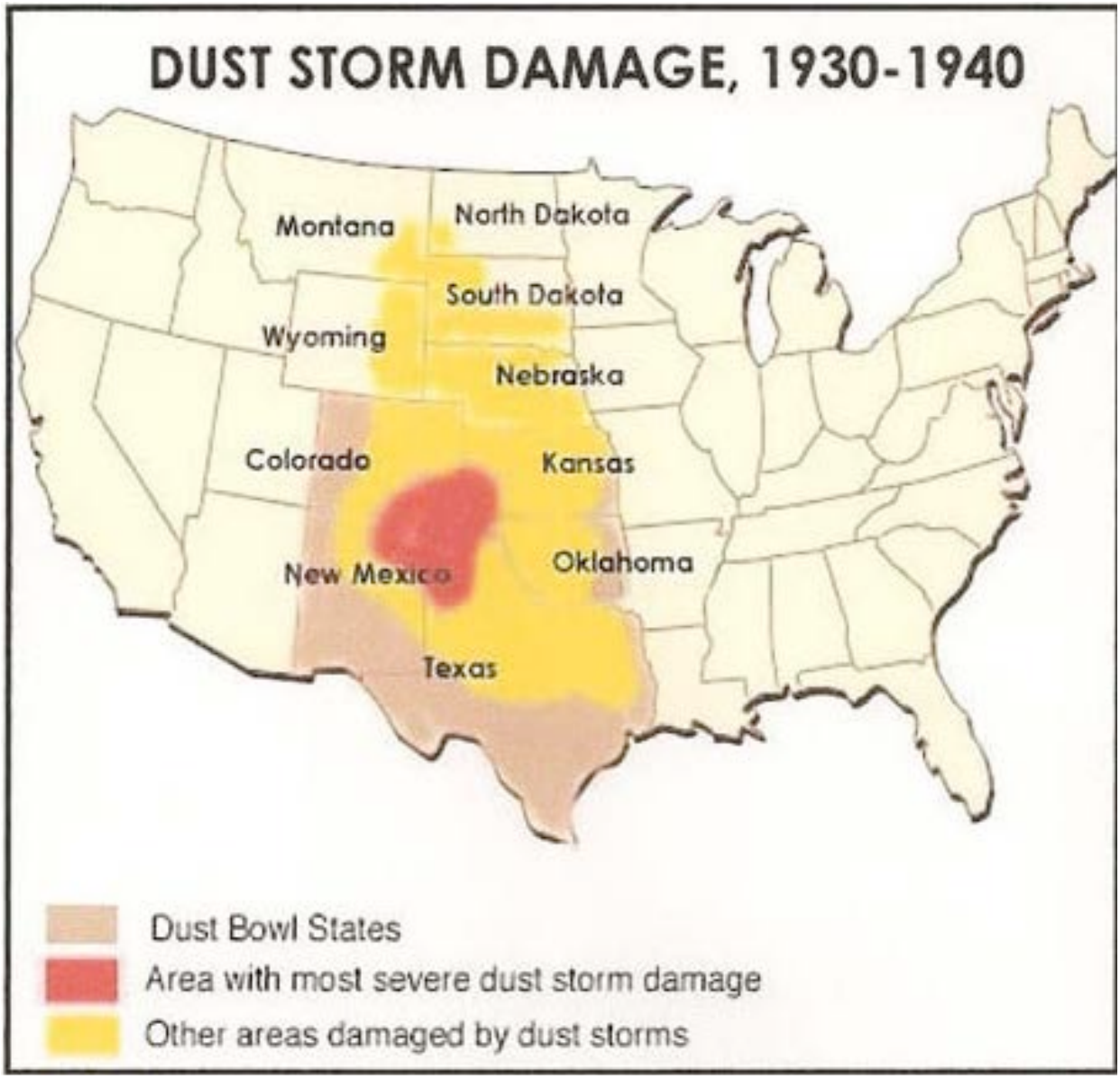
Dust Bowl Effect on Brighton

By Kevin Dunham

During the 1930's, dust storms known as "black blizzards" swept across a 150,000 square mile area of the Great Plains. The states experiencing the most damage included Colorado, Kansas, New Mexico, Oklahoma, and Texas. In Colorado, the most severe damage was seen in the southeastern corner of the state.

The 1934 map from the U.S. Department of Agriculture, shown below, indicates that the Brighton area was very dry with poor crop conditions during this time. In other states, as much as 60% of the population left the hardest hit areas during this time to find better living conditions and work elsewhere. In Brighton, however, the population during this time period remained fairly constant. The population of Brighton in 1922 is recorded at 3,215, in 1933 at 3,390, in 1936 at 3,385, and in1944 at 4,246. Apparently, conditions were not so extreme as to drive people from the area. Other than this, there is little documentation on the effects of the Dust Bowl on Brighton. However, Adams County records do show a large number of agricultural foreclosures during the 1930s.


GENERAL CROP CONDITIONS
U.S. CROP REPORT, AUG. 10, 1934
AVERAGE OR ABOVE
RANGES AND DRY LAND CROPS POOR
WATER SUPPLY VERY LOW
SEVERELY DRY
CROPS VERY POOR
CROPS UNEVEN
MOSTLY BELOW AVERAGE
AVERAGE OR ABOVE
U.S. DEPARTMENT OF AGRICULTURE
BUREAU OF AGRICULTURAL ECONOMICS
CONDITIONS AS OF AUG. 1, 1934


DUST STORM DAMAGE, 1930-1940
Montana
North Dakota
South Dakota
Wyoming
Nebraska
Colorado
Kansas
New Mexico
Oklahoma
Texas
Dust Bowl States
Area with most severe dust storm damage
Other areas damaged by dust storms

Ethnic Heritage

By Hollie Wilkinson

An accurate break down of the population in the United States pre and post-World War II is very difficult. Specifically since much of that type of information is gained through United States Census records. A census was completed in 1940, as the Great Depression was winding down and not long before the United States entered into World War II. While valuable information was gleaned from the 1940s census, such as occupation, questions regarding race were very limited.

For instance, the 1940 census counted a total of 132.2 million persons living the United States, of which 5.1 million of those persons were farmers. United States 1940 Census, Special Edition 1940 Census Records Release, located at: http://www.census.gov/newsroom/releases/archives/facts_for_features_special_editions/. Such proportion clearly indicates a significant number of persons, nationwide, relaying on agricultural to make a living. When compared to the information collected in the 2010 US census, which calculates a total population of 308.7 million persons living in the United States, and includes only 613,000 farmers in the country. Id. It is veryclear that over the last fifty years, as a nation, there has been a shift away from agricultural occupations. Such generalizations are no different when narrowed to a small community such as Brighton, Colorado.

Questions regarding race, however, were very limited in the 1940s census. Race was only broke down into two categories: white and black. Id. No distinction was made regarding other ethnicities. As a result, there was no information collected about other populations, such as Asians, Hispanics, American Indians, Alaska Natives, or otherwise.

As a state, Colorado is predominately Caucasian. According to the 2010 United States Census, 4,089,202 persons are White, 201,737 persons are African American, 139,028 persons are Asian, 56,010 persons are American Indian and Alaska Native, 6,623 persons are Native Hawaiian and Pacific Islander, 364,140 persons identified as Other, 172,456 persons identified by two or more races, and 1,038,687 persons identified themselves as having Hispanic or Latino ethnicity. United States 2010 Census, 2010 Census Interactive Population Search, located at: http://2010.census.gov/2010census/popmap/ipmtext.php?fl=08. Therefore, it should not be a surprise that the City of Brighton and Adams County reflect the same trend.

In the most recent census, the 2010 United States Census, information was collected regarding ethnicities. In Adams County, Colorado, the population consisted of a total of 441,603 persons who identified themselves as follows: 323,795 White persons, 13,539 African American persons, 15,931 Asian persons, 5,916 591 Native Hawaiian and Pacific Islander persons, 64,327 persons who chose an Other designation, and 17,504 persons who indicated that they were identified by two or more races or ethnicities. United States 2010 Census, 2010 Demographic Profile, located at: http://www.census.gov/popfinder/.

Brighton, Colorado has experienced an increase in population for nearly a decade. From the year 2000, to the year 2009, Brighton experienced an explosion of 53% increase in its population. City-Data.com, Brighton, Colorado, located at: http://www.city-data.com/city/Brighton-Colorado.html. In 2010, Brighton's population was broken down, as follows: 16,696 White persons, 12,172 Hispanic persons, 529 person who identified themselves as two or more races, 163 Asian persons, 102 Native American persons, and 9 Native Hawaiian and other Pacific Islander persons. Id. See also, United States 2010 Census, Brighton (city), Colorado, located at: http://quickfacts.census.gov/qfd/states/08/0808675.html. When compared to the State of Colorado population, Brighton has a significantly lower African American

population, a significantly higher Hispanic population.
City-Data.com, Brighton, Colorado, located at: http://www.city-data.com/city/Brighton-Colorado.html.

Public Utilities in Brighton, Colorado

By Joseph Burt

Water & Wastewater
Water, both potable and for irrigation, was important to the history and development of Adams County. In the 19th century, farmers diverted water from the South Platte River through a series of irrigation ditches to supply their farms. This in turn led to the development of extensive "truck" farming and cabbage production for which the area is known. Several of these important irrigation ditches were established early in the history of the region. These include the following:

1. Brantner Ditch(1860) – This ditch began a mile or so above Henderson Island on the west side of the river and was the first irrigation ditch in this area.

2. Burlington Ditch(1862) – This ditch ran along the east side of the river to the area around Barr Lake

3. Brighton Ditch (1863) - First called Elkhorn Ditch, this ditch also ran along the west side of the River up to the Fort Lupton area.

4. Fulton Ditch (1865) – This ditch, originally built by three farmers, was to become the major canal in the area. Fulton ditch started on the north side of Henderson Island and runs into present-day Brighton. The Fulton Ditch Irrigation Co. was formed by dissatisfied farmers who purchased the ditch and expanded it after 1876. Portions of the Fulton Ditch are still evident in the City of Brighton, such as those found at Indigo Trails at Fulton Ditch Open Space.

Potable water is also important to the City of Brighton. The City's water treatment facilities are located at 4350 East Bromley Lane. The City of Brighton sends over 6.65 million gallons per day of drinking water to its customers. 100% of this water comes from shallow alluvial wells, around 50-60 feet below the surface. Drinking water is treated at the cities' 2 water treatment facilities

1. The Brighton Reverse Osmosis Water Treatment Plant is one of the largest municipal Reverse Osmosis Water Treatment facilities west of the Mississippi River. Located at 4350 East Bromley Lane, this plant was constructed in 1993 and underwent expansions in 1999-2002.

2. The Brighton Greensand Filter Plant treats water pumped from the Beebe Draw alluvium. Built in 2001, the Greensand Plant is designed to remove manganese and then blend the treated water with the Reverse Osmosis treated water. In 2009, the plant was upgraded to process surface water in addition to the existing groundwater treatment facilities.

Water storage is a key component of the water distribution system. In 1999, the City's primary storage tanks, water tower and pump station were constructed at 4204 East Crestone Peak St. (south of East Bridge Street). The storage tanks and water tower have become recognizable landmarks for City residents. One year later, in 2000, a third storage tank was constructed along East Baseline Road at Tower.

Wastewater
The City of Brighton's wastewater treatment plant, located at 301 North Kuner Road, was built in the

1930's and has undergone several expansions over the years. In 2001, the City's Wastewater Utility Plan estimated a steady growth in the wastewater flows through the year 2020. Plant upgrades in 2003 brought the capacity of the plant to 3.0-million-gallons-per-day (MGD). This upgrade was essential to City's growth, as show in 2007, when the plant averaged nearly 2.16 MGD.
Although the City's wastewater treatment plant has kept pace with the City's growth, the north metro region has as whole has been growing dramatically over the past decade. In 2005, the City of Brighton teamed with the Metro Wastewater Reclamation District to develop a plan for a new regional wastewater facility at Highway 85 and 168th Avenue. The North Treatment Plant, scheduled to open in 2015, will provide wastewater for treatment for 5 cities and have initial capacity to serve up to 300,000 residents. Once the new plant comes on line, the City's aging wastewater plant will be decommissioned.

Electric & Gas
In the early 1900's, before electricity in Brighton, the city used manufactured gas from coal retort plants for the illumination of street lamps. In 1911, electricity was introduced to Brighton, with the incorporation of the Brighton Ice, Light and Power Company. This company served Brighton until 1926, when it was sold to the Public Service Company of Colorado (PSCO). By 1930, PSCO was also providing both electricity and natural gas to Brighton. By 1933, PSOC had 1,018 electric and 133 gas customers in Brighton.

A second important provider of electricity to Brighton is United Power Inc. The Union Rural Electric cooperative was incorporated in October of 1938 through the efforts of 26 original founders. A year after the cooperative was incorporated, construction began on 300 miles of distribution line that to served 750 customers. In April 1990, the cooperative name was changed to United Power, Inc. The company acquired other rural electric utilities and added 6,000 more meters in Brighton in 1993. Today, United Power Inc. serves 11,373 customers in the City of Brighton with electricity.

Denver International Airport (DIA) Effect on Brighton
By Kevin Dunham

Denver International Airport (DIA), located southeast of Brighton, has had a significant impact on the Brighton community since it was opened in 1995. The most notable impact has been the steady population growth that began when the airport was under construction and continues today. This growth has also spurred new business and opportunities in the community.

In the early 1990's, Brighton was a somewhat sleepy farm town with an estimated population of 14,203 people. The City's main industry at this time was agriculture and a significant amount of the population was tied to this industry in some form. Then, in 1989 The City of Denver approved the construction of a new airport to be built on a 34,000 acre site annexed from Adams County. The impact on the City of Brighton was immediate due to its close proximity, approximately 20 miles away, as construction personnel descended on the region looking for housing. During the period of time between 1990 and 2000 the population of Brighton grew approximately 50% from 14,203 people to 20,905 people (a 50 % increase). With the increased population, demand for houses grew creating a construction boom that extended into the early 2000's. During this boom housing developments sprouted up along the east side of the City from 27th Avenue to Interstate 76 filling in once open farm land. The increased population also meant a high demand for goods and services which the City of Brighton struggled to meet during the late 1990's. During this time many residents were forced to travel to nearby cities for required goods and services which hurt the City of Brighton's ability to generate sales taxes. At the beginning of the 21st century, companies began to take notice of the booming Brighton population and several national retail establishments located stores in the City to accommodate the growing demand. Throughout the 2000's the City's population continued to grow at a rapid pace, even through an economic downturn felt

throughout the United States. During this time the airport continued to grow creating new employment opportunities and drawing people to the area in search of jobs.

Denver International Airport which is currently rated the 10th busiest airport in the world generates approximately 30,000 jobs ranging from airline personnel to management and support staff. The airports economic impact on the surrounding area is currently estimated at 15 billion dollars a year of which 6.9 billion is direct wages. The jobs created by the airport have enticed many individuals to move to the area increasing the population of Brighton to 33,352 people as of the 2010 census. The proximity of the City of Brighton to the Airport makes it a sound hometown choice for those employed at the airport and even those whose work requires frequent travel. Projections indicate that the population surrounding the airport will increase approximately 170% by 2030 putting the population of Brighton near 57,000 in just over 15 years. To accommodate the anticipated population growth, new houses, businesses and roads will need to be built significantly changing the landscape from a rural agricultural setting to fast pace urban setting.

The growth and new opportunities the airport has presented has defined Brighton over the past 20 years and will continue to have a great affect on the City of Brighton for years to come.

Highways and Major Roads around Brighton, Colorado

by Allison Lockwood

Brighton Area Highways and Major Roads:
Colorado 7, I-76, U.S. 85 and E-470

State Highway 7 (Colorado 7)
State Highway 7 was established in the 1920s, but did not extend into Brighton until 1939. By 1946, it was paved. This highway now links Brighton with Interstate 25, Interstate 76, Boulder and Lafayette.

Watts Bridge, which spanned the South Platte River on Bridge Street east of Brighton (now also Colorado Highway 7) was named the Watts Bridge for Fred P. Watts, the head of Adams County (1902-04) when the county was formed in 1902. The bridge, composed of two identical spans, was considered an engineering marvel in its time.

Interstate 76
Interstate 76 was previously known as Interstate 80S, but the name was changed in 1975. It connects Brighton with Interstate 25, US85, Denver, and northeastern Colorado. I-76 was completed in sections in the Brighton area, with the section from US85 to Sable Blvd completed in 1961. The section from Sable Blvd to Hudson was built as part of U.S. 6 before 1957. This section became a freeway in 1994.

When I-80S was changed to I-76, I-80S was already completed most everywhere in the state. The exceptions were from I-70 to I-25 (not built), past Barr Lake (still only an expressway), and west of Fort Morgan (still only an expressway). The Fort Morgan expressway was upgraded to freeway by 1980. West of I-25, I-76 was built in stages eastward from I-70, to Sheridan Blvd. by 1986, to Federal Blvd. by 1989, and to I-25 by 1994. Barr Lake expressway was upgraded to freeway in 1994.

The 20 m.p.h. two-lane loop ramp that took traffic from southbound I-25 to eastbound I-76 was closed in November 2008. The loop was deemed no longer needed following the opening in August 2008 of the flyover from eastbound I-270 to eastbound 76, since traffic from both southbound 25 and eastbound U.S. 36 can use I-270 to get to eastbound 76.

U.S. Highway 85
U.S. 85 is an original 1920s US highway in Colorado. Nationally, it extends from El Paso, TX to the Canadian border near Fontana, ND. In Adams County, it is concurrent with I76 from exits 9 to 12. U.S. 85 used to have a state-maintained business route through Brighton. It was turned back to local authority in the first part of 2003.

In 2008, annual average daily traffic near Brighton was:

1. 19,200 on US 6-85 north of I-70
2. 36,600 north of I-76
3. 34,400 north of SH 22/124th Ave., Henderson
4. 25,700 north of SH 7, Brighton

E-470
Extension 470, or E-470, is a non-state tollway and partial beltway around eastern metro Denver. Construction on the initial segment began in 1990. Segment IV, in the Brighton area, opened in 2002. The entire system has yet to be completed.

Parks and Open Space

By Joseph Burt

The City of Brighton is blessed with amazing natural resources, which include breathtaking wildlife areas, riparian features and dramatic views of the both the Rocky Mountains to the west and the prairies to the east. Many of these areas are protected in parks, open spaces and trails within the City of Brighton and Adams County.

State and Regional Parks

Barr Lake State Park
Located at 13401 Piccadilly Road, Barr Lake State Park sits directly to east of the City of Brighton in a small, natural depression. In 1883 the Chicago, Burlington and Quincy railroad completed a link between Denver and Chicago that passed right by the Barr Lake area. In 1886 construction began on the Burlington Canal. This canal provided a reliable water source for settlers by diverting water from the South Platte River into the depression to create Oasis Reservoir.
In 1908 the Farmer's Reservoir and Irrigation Company increased the size of Oasis Dam. The new dam combined Oasis Reservoir and the smaller Burlington Reservoir to create what is now known as Barr Lake. The name Barr is taken from one of the civil engineers that worked on the railroad in the area. A reliable water source meant that soon local sugar beet farmers were producing "more gold than all the miners in the mountains".
Colorado State Parks received a recreational lease for Barr Lake State Park in 1975 and two years later Barr Lake State Park opened to the public. Today birders from all over the world arrive at Barr Lake seeking to add new and interesting birds to their extensive life list.

Adams County Regional Park
The first Adams County Fair was held in October 1904, at South 4th and Southern streets at the present-day location of Carmichael Park, known then as "Driving Park". The origins of the fair date back to 1888, when Daniel Carmichael and others organized a monthly Market Day. The fair quickly outgrew the location and Adams County Fair Association south a new location in the mid 1950's.
In 1956, Adams County purchased the Denver Poor Farm near Henderson. The Poor Farm was located on property originally owned John Henderson, called "Henderson Island". The Poor Farm was a home for

convalescents and the elderly, but fell out of fashion as a form of welfare. The site, located at 9755 Henderson Road, was purchased with certain conditions. A 180 acre golf course was to be developed along with the 60 acres devoted to the new fairgrounds and related uses such as racing and other recreational activities.
The Regional Park today is nearly 11150 acres and consists of a golf course, a club house, the Adams County Fairgrounds, an exhibit hall, stock barns, a grandstand and track, rodeo chutes, announcer's stand, facing seats, and various public buildings. Among the public buildings are the auditorium (the dome), and a community room. The park, along with the new fairgrounds, was opened to the public in 1962.

City Parks
The map below shows several of the key parks within the City of Brighton.

City of Brighton Parks

Daniel Carmichael Park (formerly Campbell Park)
This park, located at 650 Southern Street, was the original home of the Adams County Fair. In 1904, when Brighton became the county seat, the fairgrounds were turned over the new Adams County Fair. The fair continued at this site until 1965, when it was moved to the aforementioned Adams County Fairgrounds at Adams County Regional Park. In 1977, the county constructed the Adams County Government Center at the western edge of Campbell Park. This building served the county until January 2011, when the government center moved to its new location at Sable Blvd. The City of Brighton purchased the building from the County, which today serves as City Hall.

The portion of the park was recently named for John G. Campbell (1920-1979). John G Campbell served in the US Air Force for 22 years, including during both WWll and the Korean war. He joined the Adams County Sheriff's department in 1962 where he served until being appointed County Commissioner in 1975. He was then elected to a 4 year term in 1976, but passed away in 1979.

In March 2011, the City Council officially renamed the park Carmichael Park, after Daniel Carmichael, one of the original leaders of Brighton. Carmichael, the original owner of the property, donated land where the park is located to the county. The park site underwent a complete renovation and was turned into a City of Brighton park that includes the City Hall, playground, shelters, restroom, trees, open sodded grass areas, tennis courts, in-line hockey rink, outdoor basketball court, and other recreational opportunities. The Carmichael Park dedication was on July 4, 2012, at the 125th Anniversary Celebration of the forming of the City of Brighton.

Brighton Memorial Parkway
In 1982, the city was determined to build a trail that would start at 1896 Southern St. and continue winding around until it reached 1335 Bromley St. The trail, which 0.75 miles long, consists of large boulders that have had plaques affixed to them. The trail honors Brighton volunteers, thanking them for their dedication and service to the City.

Some of the most notable people honored here are the following:

1. Earl Longhurst, 1st director of Parks and Recreation.
2. Ron Cox, volunteer manager for the Brighton High School athletic department.
3. Carl & Lourene Dorr, editor of the Brighton Blade for 25 years. Carl authored a book about the history of Brighton and Adams County titled "Looking Back" in 1977. Lourene delivered meals on wheels and they served on the Boy Scouts Resident Council.

4 Emi Chikuma was instrumental in getting the outdoor pool established here. She has made ornaments and decorated the Christmas tree for City Hall. She collected histories of the Japanese people for the book Brighton & Surrounding Areas.

5 Dave Lockman was active in early youth recreation programs. He served on the Police Athletic League for 31 years. He worked with the American Legion for years. He was named Outstanding Citizen in 1980.

6 Robert "Sandy" Sanders was on City Council from `1962-1979. Mayor from 1974-1979. He received the John V. Christensen Award for community service.

7 Edwin Harshbarger Jr, was a member of the School Board 20 years and served as President.

This trail speaks directly to the history Brighton and its residents. It is also a key link in the City's growing network of trails.

Benedict Park

Benedict Park, located at 1855 Southern Street, was named for Ray Benedict (1900-1977). Mr. Benedict was a long-time resident and prominent businessman in Brighton. Mr. Benedict owned a furniture store in downtown Brighton, which opened in 1928. He also donated land to the City for a downtown parking area. The park was built and dedicated in his honor on July 3, 1963.
The park serves as a community park and boasts a nine-hole disc golf course, a horseshoe pit, picnic tables and an in-line skate park. Until recently, the City's outdoor pool was also located at the site. This was replaced by the Brighton Oasis Aquatic Park in 2011. In early 2012, the City of Brighton began planning for the redesign and renovation of Benedict Park.

Ken Mitchell Open Space

The Ken Mitchell Open Space, at 88 Kinglet Court, is a recent addition to the City of Brighton parks. The park centers around the "Ken Mitchell Lakes", a series of water storage reservoirs created from depleted gravel mines acquired by City in 1988. The lakes are interconnected and are used to feed water into the South Platte to satisfy downstream water calls. The open space comprises 434 acres, which includes 170 acres of water surface area and the Ken Mitchell Park. In 2005, a master plan was developed for the Ken Mitchell open space which led the way to several improvements to the park. Today, the park boasts upgraded playground equipment, a boardwalk, tails, picnic areas and a fishing pier that provides direct access to the lake.

The park and lakes are named for Brighton resident Ken Mitchell. Mr. Mitchell served on the City Council for 39 years, including 6 years as Mayor of Brighton (1967-1973). During his tenure in office, Mr. Mitchell worked hard to secure water resources for the City. When he first began his work, the city had only 8,000 residents and few small parks. The City now has over 24 community parks, open space and recreation areas. Although retired from city government, Mr. Mitchell continues to serve as an alternate member of the City of Brighton Historic Preservation Commission in a volunteer capacity.

Trails Named after Historic People and Animals of the Community

By Austin Bargman

Dewey Strong Park Trails:

This park covers a large area with an outside and intertwining trail. This trail offers little tree coverage since the trees are still very young. It is covered with lush, green grass and offers a nice family walk. This

trail offers a convenient location for students of Bromley East Charter School. This trail is open to the public and is surrounded by the subdivision of Bromley East. This trail is .77 miles.

Donelson Park Trails:
This trail runs around the Donelson Park. This trail gives scenic view of the area of trees spotting the ground. The area is full of green grass and offers a large depth view of the surrounding area. The area is a smooth, flat surface. The inner park itself is relatively small, but the full area, including the trail, is fairly large. This trail offers a great time to families with young children and pets. The trail is .79 miles.

Mayeda Park Trail:
This park offers many opportunities to all sorts of people including: a basketball court, BBQ grill, drinking fountain, picnic tables, playground, restrooms, and trail. The trail in this area is covered with mature and adolescent trees, which provides pleasant shade from the summer heat. This trail is .36 miles. This trail is not flat, and has some rise and drop. This area isn't as lush as some of Brighton's trails, but offers a nice summer experience.

Morgan Smith Nature Area Trail:
This park offers a large area of tree covered river near Veterans Park. This crusher fines trail runs along the Platte River. The peaceful churning sound of water takes its user into a state of harmony. This trail also offers one of the best places in Brighton to go bird-watching. The mature trees offer a great bird watching spot. There is also a wide-open space next to the trail on the east side of the river named Veterans Park. This trail is .25 miles.

Pheasant Ridge Park Trail:
This flat, concrete trail goes around the Pheasant Ridge Park in about half a mile. There is a picnic place and a baseball field within the park. It is commonly used by the residence of Pheasant Ridge as a trail to walk their dog(s). There are two gardens on the east side of the park featuring native vegetation of different locations within Colorado. This park is right next to the Pennock Elementary School.

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4. Historic Contexts & Associated Property Types

Section 4: Historic Contexts and Associated Property Types

Historic contexts are based on one or more themes, a geographical area, and periods of significance. They describe the broad patterns of historical development of a community or region that are represented by the physical development and character of the built environment. A historic context only applies in a community if it is still associated with extant resources or patterns of development. Contexts identify these important associated property types. They also establish eligibility criteria and integrity thresholds that can be used to evaluate resources for their eligibility to the National or State Registers. This can make it possible to evaluate groups of resources for land use planning purposes without the necessity of researching each individual property.

For the purposes of this report, the 2011 draft Colorado statewide context framework for history and architecture was used. This was supplemented by knowledge of local themes as researched by the Brighton Historic Preservation Commission. The statewide context framework was modified by the addition of a separate context for the impacts of Denver International Airport.

This Section contains an outline of historic contexts that apply to the Brighton area, and that have existing associated property types. While much can be learned from properties that no longer exist, they are not included here because they are not the focus of this study. The next section, Section 5, provides examples and brief verbal descriptions of some representative property types.

Context 1: Creation of Colorado, 1859 – 1876

Agriculture
Associated Property Types:
Ditches and Reservoirs
Fulton Ditch Company, 1865 spurs agricultural development in the area.
Remaining examples: Fulton Ditch, Brantner Ditch

Cultural Landscape
Associated Property Types:
Pioneer Cemetery, also known as Black or Donelson Cemetery, 1864
St. Clair Ross Cemetery, or United Brethren Cemetery, 1872

Transportation: Railroad
Associated Property Types:
Denver Pacific Railroad comes to Brighton (then called Hughes Junction) in 1870, mostly for agricultural trading. Hughes Junction was the junction of the Denver Pacific (now Union Pacific) and the Denver and Boulder Valley Railroads (no longer extant in Brighton). Union Pacific still operates and the tracks still remain. Denver and Boulder Valley Railroad no longer exists in Brighton. Its tracks are gone, but the layout of Brighton streets and subdivisions around its curved track junction still exist.

Additional background information regarding this context:
Sugar beets, cabbage, celery and dairy were the most common agricultural products grown near, and shipped from, Brighton.
1873: Nationwide financial panic slows development in Brighton
1874: Granges (agricultural co-ops) organized in Colorado, mostly in protest against the railroads. Famers felt railroads caused the depression due to favoritism, credit schemes and lack of rate controls.

Context 2: Late 19th Century Boom and Bust, 1876 – 1900

Agriculture
Associated Property Types:
Ditches, Dams and Reservoirs: Speer Canal, Burlington Extension Ditch, McCanne Ditch, Oasis Dam. Burlington Ditch (also called Burlington Canal) and Oasis Dam created Oasis Reservoir (a portion of the future Barr Lake).

Farm complexes (houses, barns, silos, fields). Several extant examples including Bromley-Hishinuma Farm, Stone House at Barr Lake, and centennial farms Grein Farm and Delventhal-Miller Farms.

Commerce/Trade
Associated Property Types:
A few extant examples remain, mostly along north Main Street.
Financial Institution: Bank of Brighton
Business: Brighton Blade Publishing, Dreyer Building
Department Store: Sam Eaton General Store
Restaurant: Higgins Saloon

Cultural Landscape
Associated Property Type:
Elmwood Cemetery, 1895

Entertainment/Recreation
Associated Property Types:
Burlington Canal, Burlington Railroad tracks, and Oasis Reservoir (now part of Barr Lake). The reservoir was popular with Denver's elite who road the train for day trips and spent the day at the reservoir enjoying picnics, fishing, bird watching or hunting.

Ethnic Heritage
German-Russian families relocated to the American West, including the Brighton area. Most worked in the sugar beet fields.
Associated Property Types:
Residences, "National Folk Hall and Parlor" (McAlester designation). Not yet confirmed where these still exist in Brighton. Photo in book, *Brighton, Colorado and Surrounding Area 1887-1987* shows a German-Russian family in front of their home with the caption "typical of many early Russian-German homes in the Brighton area."

Health/Medicine
Cline Hospital 643 S. 2nd Ave, 1901

Religion
Associated Property Type:
Church. 1886 1st Presbyterian Church, still extant on South 1st Avenue.

Settlement/Habitation
Elegant homes were built along South 3rd Avenue in the Walnut Grove Addition, with smaller worker cottages north of Bridge Street in the Malcoms Additions subdivisions. Sanborn maps from 1893 and 1899 show few houses, possibly due to 1893 depression.

Transportation: Railroad
Associated Property Types:
Tracks of Burlington Northern Railroad (Chicago, Burlington and Quincy Railroad) were completed from Chicago to Denver. The tracks passed near Brighton and the (future) Barr Lake area, making it ripe for development.

Urbanization and Planning
Early plats of subdivisions established the street grid, lot sizes and street names that still exist today in central Brighton.
Associated Property Types: Streets and lots
Subdivisions:

1881	Brighton
1882	2nd Addition, North Brighton
1886	Malcolm's Addition
1887	Walnut Grove
	Central Addition
	Davis & Riggs
1888	Malcolm's 2nd Addition
1889	Brighton Park
1890	Kidders & Schoonmakers

Additional background information:
1887, Brighton was incorporated as a town.
1887, Brighton was promoted in Denver for "country residences".
1893, nationwide depression.

Context 3: Economic Recovery and Growth, 1900-1929

Agriculture: Ditches and Reservoirs
Associated Property Types:
Ditches, Dams and Reservoirs: O'Brian Canal built, Oasis Dam enlarged by Farmer's Reservoir and Irrigation Company, creating Barr Lake and merging Oasis and Burlington Reservoirs. Reliable water source vastly increased the local sugar beet industry.

1917-1924, height of local cabbage production, would not have been possible without ditches.

Agriculture: Food Production
Associated Property Types: Farm Complexes
Associated Property Types: Railroad siding and staging buildings for agricultural shipping along 2nd Avenue, which was renamed Cabbage Avenue. Siding and some staging buildings still remain.

Agriculture: Storage
Associated Property Types: Grain Elevators. Two still remaining. Brighton Farmers Cooperative Elevator Company, now Brighton Grain Company.

Agriculture: Food Processing
Associated Property Types:
Canning Plant (1908) Wilmore's Canning Company
Sugar Beet Processing Plant (1917), Great Western Sugar
Canning and Pickling Plants (1917), Kuner Pickle Company (only water tower remains)
Breakfast Cereal Processing Plant (1920), Midland Cereal Company

National Folk Houses, Hall & Parlor and Pyramidal, housing for workers at Kuner's on 4th Street between Longs Peak and Brighton Streets, locally known as "Kuner Row".

Commerce/Trade
Associated Property Types:
Business, Professional, Financial Institutions, Specialty Stores, Department Stores and Restaurants along Main Street and Bridge Street.

Education
Schools:
Brighton High School (now Brighton Heritage Academy),1926, (additional buildings 1940, 1955)
Brighton Montessori (current name), 203 S. 3rd, 1922

Library: Brighton Public Library 25 S. 3rd, 1924

Entertainment/Recreation
Associated Property Types:
Barr Lake and Oasis Dam were constructed partly for agricultural irrigation water and partly as a tourist attraction. Denver Irrigated Land Company planned to colonize the areas around Barr Lake, Standley Lake and others with Dutch settlers. The stored water was capable of irrigating 25,000 acres and the plan was to add 25,000 residents. 14 Dutch families arrived from Chicago, but this plan and several other grandiose plans for the project failed. Barr Lake became a State Park in 1975.

Ethnic Heritage: Japanese, Japanese-Americans
Associated Property Types:
Farms and Greenhouses
Buddhist Church on south Main Street (still exists)

Additional Background Information:
1903 – 1906: contract Japanese laborers built railroads, dams and tunnels. Many stayed to farm the land.
1905: O.E. Frink, prominent Brighton businessman, helps Japanese farmer settle in Brighton-Ft. Lupton area, helped with land leases, provided seed and farm machinery.
1908-1920: many Japanese-American families purchased and worked agricultural properties in the area.

Ethnic Heritage: German-Russians
Associated Property Types:
Church: Zion Lutheran Church at 4th & Strong
Residences (need more data)
Probably some farms, need more data

Additional Background Information:
German- Russians worked in the sugar industry, canning and pickling industries, and farming.

Industry
Concrete block and stone plant: Brighton Hydro-Stone, building still exists, used for different purpose

Landscape Architecture
Adams County Fairgrounds, 650 Southern Street, 1904. (later Campbell Park, now Carmichael Park)

Military
Armory Building, 1921

Politics/Government
Associated Property Types:
Adams County Courthouse (later Brighton City Hall, now Old City Hall)
Brighton Town Hall (later Brighton Senior Center)
Additional Background information: 1902: formation of Adams County, with Brighton as county seat.

Religion
Calvary Chapel 106 E. Bridge, 1910
Iglesia Bautista (former Presbyterian Church) S. 4th Ave, 1919
St. Elizabeth Episcopal (formerly Methodist) 76 S. 3rd Ave, 1920

Settlement/Habitation
Single dwellings for the wealthy (many Craftsman, Bungalow, and Foursquare examples) were constructed, mostly south of Bridge Street between 2nd and 12th Avenues. Modest single dwellings were constructed in proximity to the canning, pickling, sugar processing and cereal processing facilities. These dwellings, including many National Folk Houses, are north of Bridge Street between 2nd and 11th Avenues.

Transportation: Railroad
Existing train depot built, 1907

Transportation: Highways
U.S. Highway 85 built in this part of Colorado in the 1920s, which strengthened motor connections to Denver and other parts of Colorado.

Urbanization and Planning
Early plats of subdivisions established the street grid, lot sizes and street names that still exist today.

1905 Malcoms 2nd Resubdivision
1906 Brighton Gardens
1907 Goodwins Addition
1909 Brimble Dewyer Addition
1910 Jessups Addition
1912 Barnett Resubdivision
1916 Aichelmans Blk 29
1917 Haas Subdivision
1917 Zeaglers Subdivision
1918 Avondale
1918 Bromley Johnson Addition
1918 H T Barnett Resubdivision
1918 Russell Addition
1919 Avondale 2nd filing
1919 Home Addition
1919 Hutchcrofts Gardens
1919 Millers Suburb
1919 Prendergast Subdivision
1919 Sherleys Addition
1920 Davenports Subdivision
1920 Gredes Subdivision
1920 Lyons Addition
1921 Millers Suburb
1923 Montview

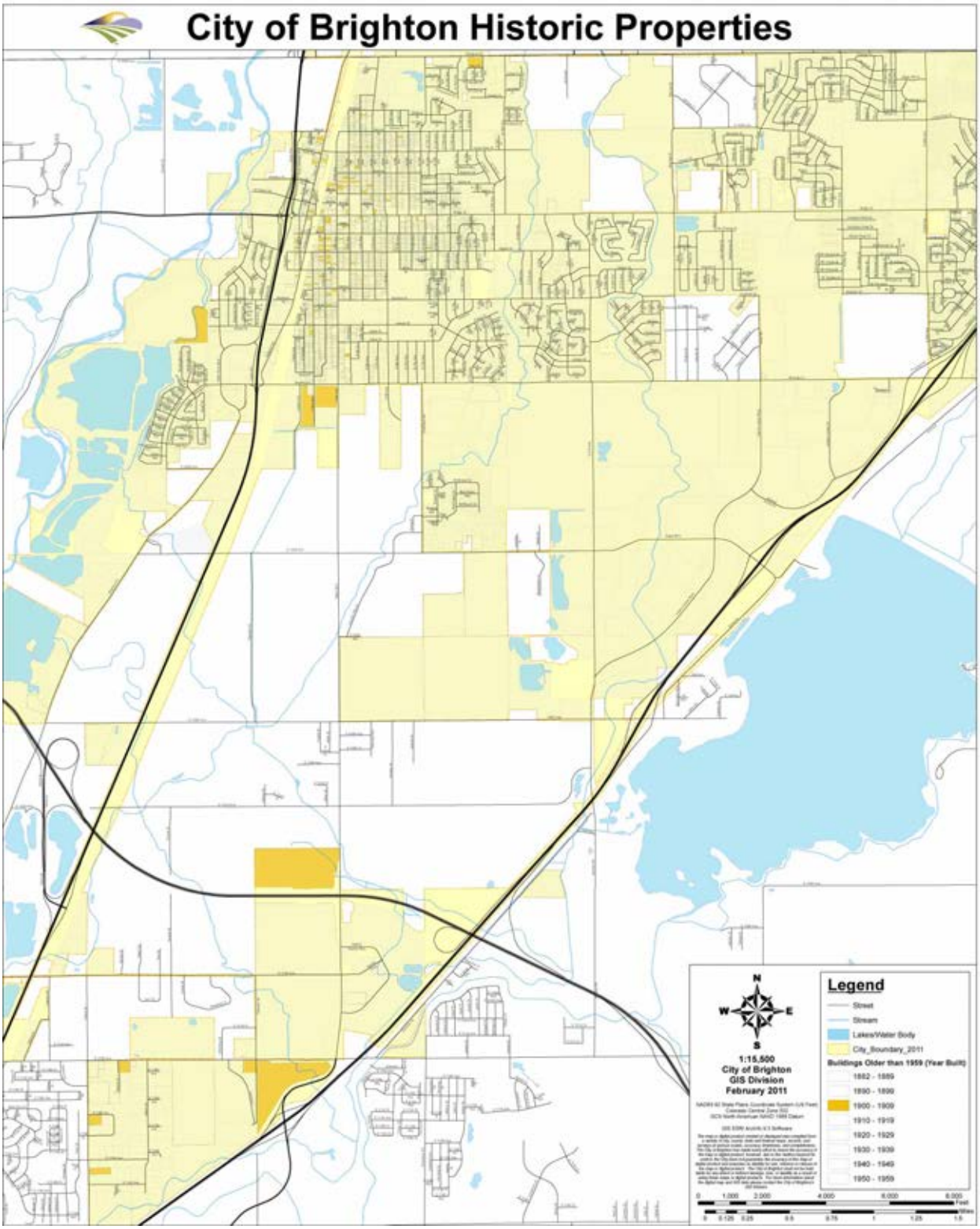


Figure 4. Properties from 1900 – 1909

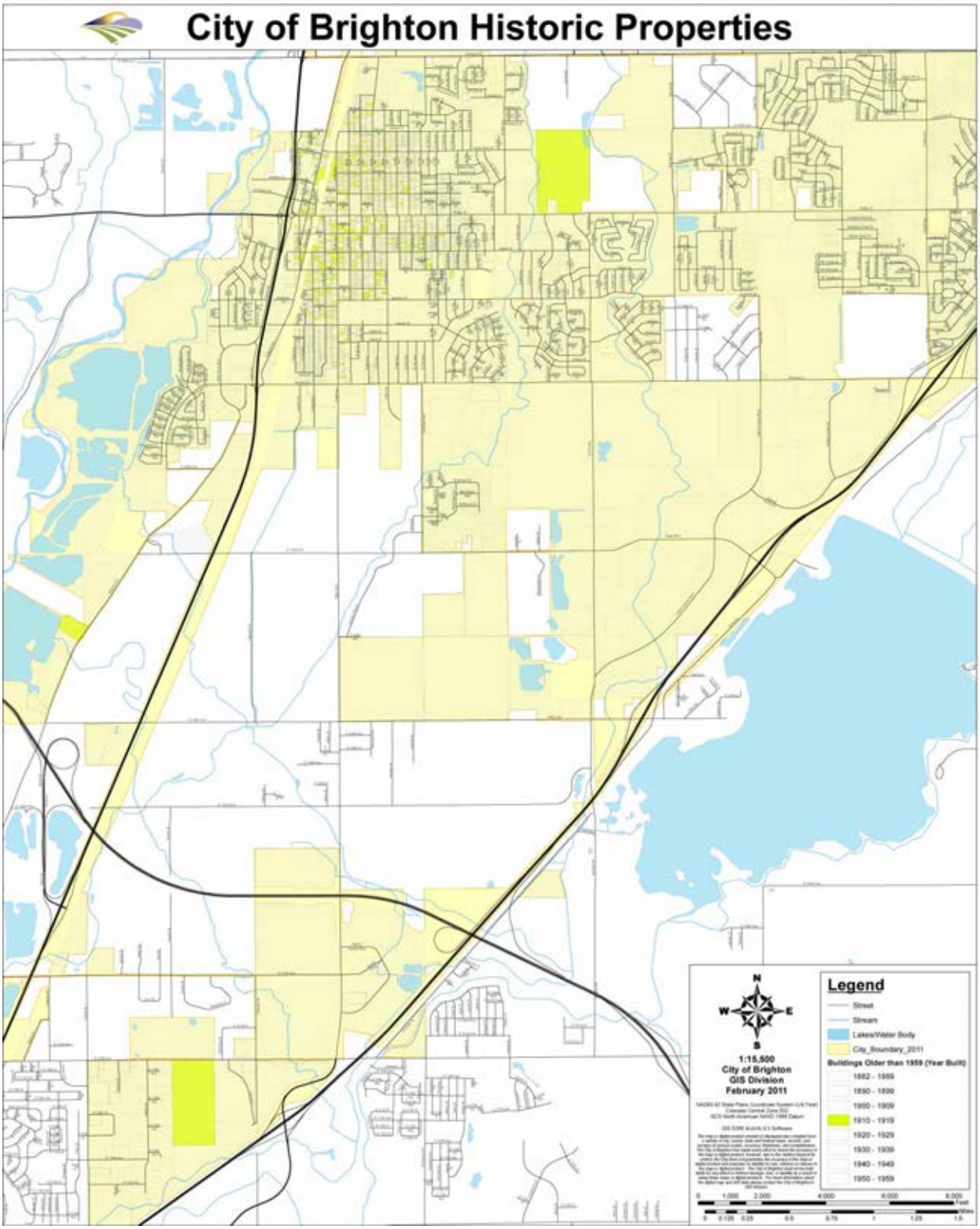


Figure 5. Properties from 1910 – 1919

Context 4: The Great Depression, Federal Relief Programs, and the Second World War, 1929 - 1945

Agriculture
1930s dust storms known as "black blizzards" severely damaged crops in southeast Colorado. The Brighton area seems to have escaped the worst of the damage, and the population remained fairly constant, but the area was very dry with poor crop conditions. A high number of agricultural property foreclosures were recorded with the County, which may have been due to a combination of the drought and the Great Depression.

Commerce/Trade
Specialty Stores: There are many repair garages and automotive-related businesses, mostly along South Main Street, that appear to date from this time period. Additional infill of other Business and Professional property types occurred along Main Street and Bridge Street, but no significant commercial expansion took place.

Education
School: Pleasant Plains School, west of Sable Blvd between 136th & 144th, 1934

Entertainment/Recreation
Associated Property Types:
Burlington Northern railroad tracks

Background Information:
In the 1930s, tourists from Denver rode the Burlington Northern Railroad to Barr Lake. Tourists also rode the Denver Pacific Railroad (now the Union Pacific tracks) to downtown Brighton, where they transferred and rode the Denver & Boulder Valley Railroad (tracks no longer existing) to Boulder. From Boulder, they were bussed to mountain towns by the Burlington Bus Company, a subsidiary of the Burlington Railroad and precursor of the Trailways Bus System. The James family of Chicago owned the Burlington Railroad and Bus Companies, and the family built Grand Lake Lodge near present-day Rocky Mountain National Park. The James' purchased extensive foreclosed agricultural properties between Brighton and Barr Lake in the 1930s. Their presumed intent was to develop the properties between Brighton and Barr Lake as part of a Grand Circle Tour of the Rocky Mountains on their trains and busses. The development never materialized.

Ethnic Heritage: Japanese-American
Associated Property Types:
Church: Buddhist Church on South Main
Farms and Greenhouses, including Sakata Farms, Hishinuma Farm, Horiuchi Brothers Greenhouses, Iagana Greenhouse, Kitayama Brothers

Additional information: World War II brought an influx of Japanese Americans to the Brighton-Fort Lupton area. Colorado Governor Carr promoted policies that welcomed Japanese Americans.

Public Works
Wastewater treatment plant, 301 N. Kuner Road, 1930s
Electrical distribution lines, installed beginning 1939

Religion
Church of Christ 102 S. 5th Ave, 1938

Settlement/Habitation
Single dwellings: Craftsman, Bungalow, Foursquare and other styles south of Bridge Street from 2nd Ave to 13th Ave.
National Folk Houses north of Bridge Street from 4th to 11th.

There were only three new subdivisions platted during this time period. Most of the construction that occurred was infill development. The population remained stable but economic conditions were poor.

Urbanization and Planning
Subdivisions establish street grids, lot sizes and street names that still exist

Associated Property Types: streets and lots
- 1933 Hinds Subdivision
- 1938 Lefforge Addition
- 1938 Schicks Addition

Cultural Landscape
Associated Property Type: Fairview Cemetery, 1941

1937 aerial photo from National Archives.

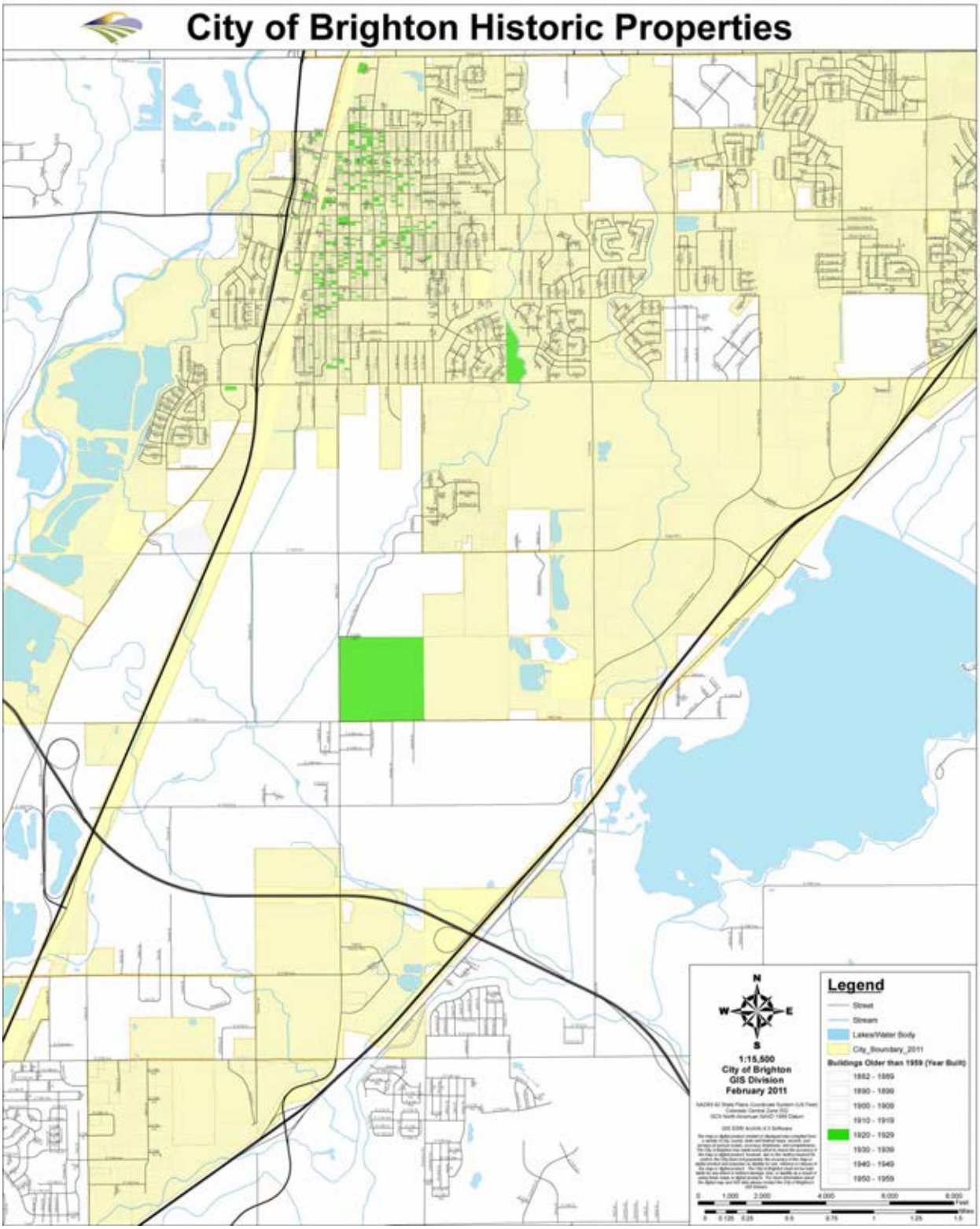


Figure 6. Properties from 1920 - 1929

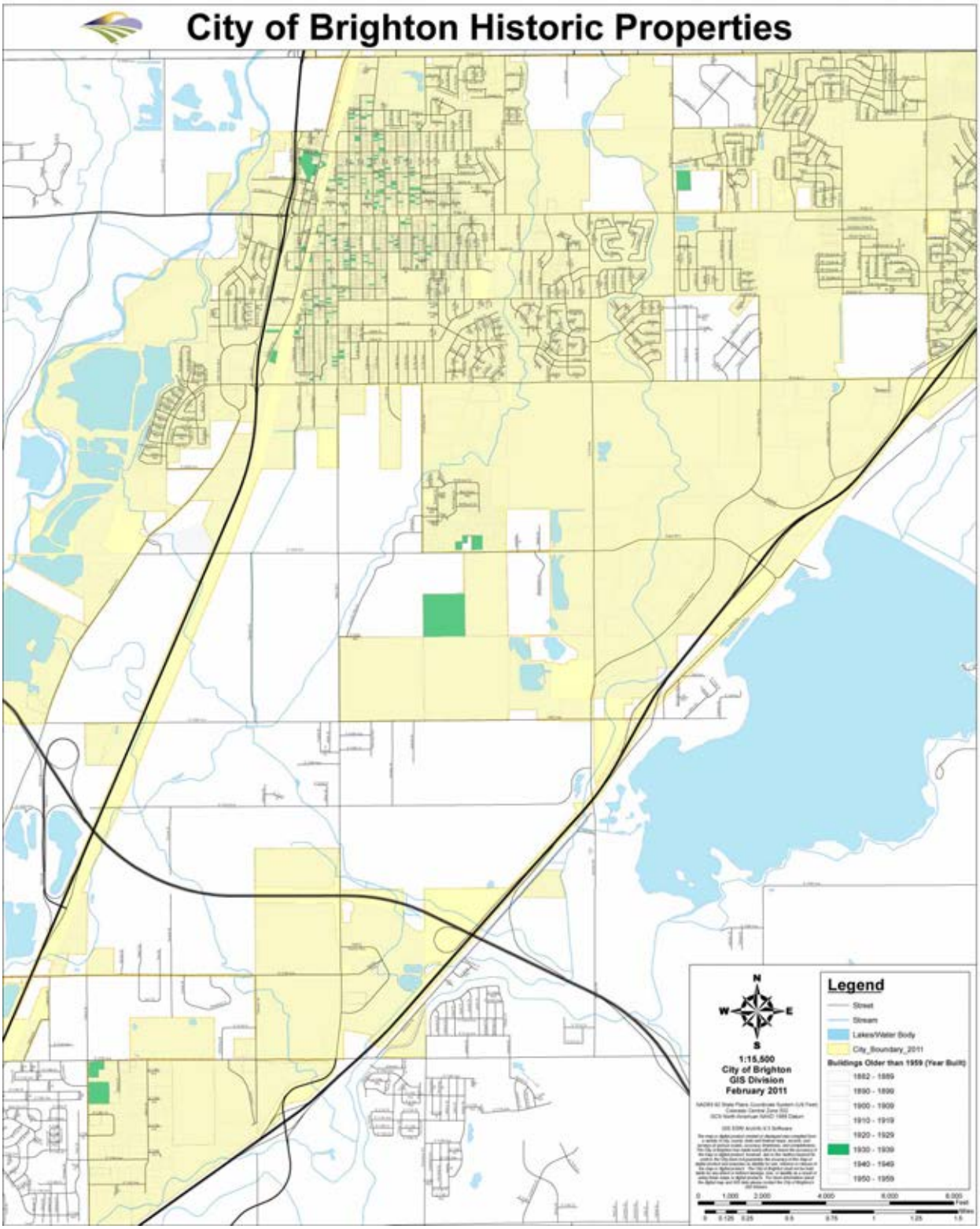


Figure 7. Properties from 1930 - 1939

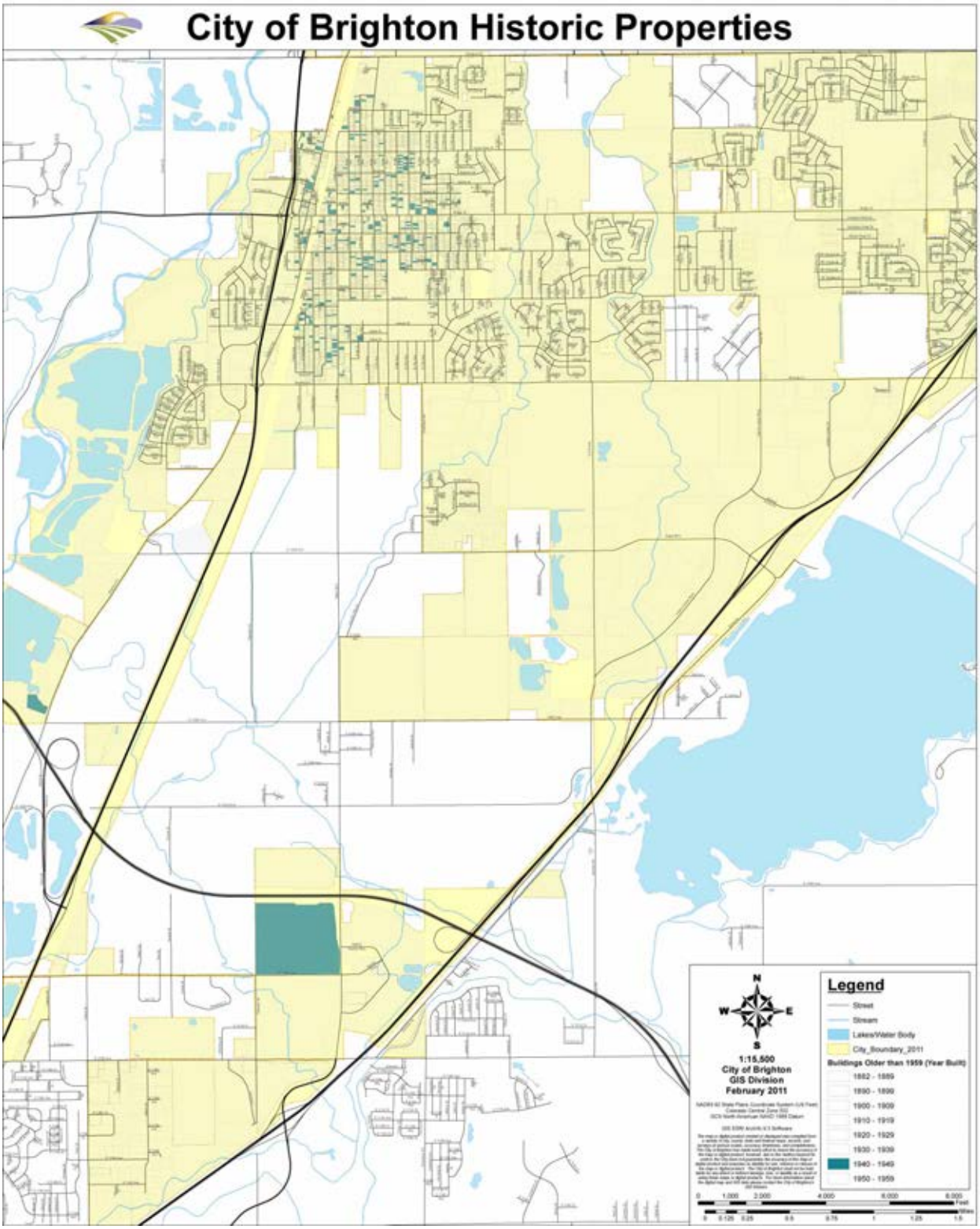


Figure 8. Properties from 1940 - 1949

Context 5: The New West: Expansion and Modern Development, 1945 – 2011

The State Context period of significance for this category is 1945 to 2011. The start of construction of Denver International Airport (DIA) in 1990 had a significant impact on Brighton. Brighton was, and still is, one of the closest established municipalities to DIA. It became a hub of commercial and residential activity in support of the large influx of construction workers. For this reason, this report tabulates separately the resources constructed from 1990 – 2012. More research will be needed to identify which post-1990 development is associated with DIA.

1945 – 1990:

Agriculture: Agriculture remained a significant and stable land use during this time period, neither expanding nor being sold for other uses to any great extent.

Commerce/Trade:
Associated Property Types: Infill development along Bridge Street, Main Street, 4th Ave and 8th Ave including Business, Professional, Specialty Stores, Department Stores and Restaurant uses. Unlike many communities that saw a major growth spurt following World War II, Brighton did not experience significant growth during this time period.
1975 – 1976: Brighton Mall, west of Highway 85

Conservation
Barr Lake State Park 13401 Piccadilly Road, established as a State Park in 1975.

Education
Adams County Historical Society and Museum 9601 Henderson Rd, 1968 (contains relocated 1887 house, 1930 fire station, 1900 school, 1890 barn, 1902 service station)
Rangeview Library 575 S. 8th Ave, 1946
Schools:
Catechitical Center (St. Augustine), 7th & Egbert, 1955
Edwin E. Harshbarger Educational Service Center (School District 27J)-18551 E 160th, 1959
Brighton High School, 360 S. 8th Ave, 1960/1967
Elmwood Baptist Academy, 13100 E. 144th Ave, 1961
Vikan Middle School, 879 Jessup St, 1961, addition 1974
Southeast Elementary, 1595 Southern St, 1962
Zion Luthern School, 1400 Skeel St, 1965
Northeast Elementary, 1605 Longspeak, 1968
Henderson Elementary, 12301 E. 124th Ave, 1970
Overland Trail Middle School, 455 N. 19th Ave, 1984

Entertainment/Recreation
Adams County Regional Park (golf course, clubhouse, County Fairgrounds, auditorium, exhibit hall) 1962
Brighton Recreation Center-2000 557 N 11th, 1993

Ethnic Heritage: Hispanic Heritage
Churches:
Casa del Alfarero 106 N. 10th Ave, 1976
Hispanic Seventh Day Adventist (formerly El Buen Pastor Presbyterian) 187 N. 9th Ave, 1945
Iglesia de Cristo Elim 36 S. 12th, 1976
Templo Missionario Betel 14761 Brighton Rd., 1959
Mexican restaurants along Bridge Street

Health/Medicine
Brighton Community Hospital, 1850 Egbert, 1960

Landscape Architecture
Benedict Park 1855 Southern Street, 1963
Brighton Memorial Parkway trail, 1982
Ken Mitchell Open Space (water storage reservoirs from depleted gravel mines), 1988

Law
Adams County Justice Center- 1100 Judicial Center Dr, 1997
Adams Youth Services Center-1933 E Bridge, 1968

Politics/Government
Adams County Government Center- previously at 500 S 4th Ave, 1975
Brighton Animal Shelter-325 1/2 N Kuner Rd,
Brighton Housing Authority-22 S 4th, 1976
City Annex-1931 Bridge St, 1961 (former jail?)
Post Office 27 S 4th Ave, 1955
Post Office 90 N 4th, 1965

Religion
Associated Property Types:
Abundant Life Center 654 E. Bridge St, 1964
Brighton United Methodist Church 625 S. 8th Avenue, 1965
Casa del Alfarero 106 N. 10th Ave, 1976
Calvary Baptist 743 Bridge, 1959-1960; 36 S. 12th, 1960
Church of God 295 N. 12th Ave, 1963
Church of the Nazarene 75 S. 13th Ave, 1960
Community Baptist Church 15559 Baseline Rd., 1988
Community of Christ 607 Strong St, 1975
Elmwood Baptist 13100 E. 144th Ave, 1961
Hispanic Seventh Day Adventist (formerly El Buen Pastor Presbyterian) 187 N. 9th Ave, 1945
Iglesia de Cristo Elim 36 S. 12th, 1976
Latter Day Saints 1454 Myrtle, 1963 (addition 1982)
New Life Fellowship (Masonic building) 30 S. 7th Ave, 1949
Pathway Assembly of God 133 S 27th Ave, 1985
First Presbyterian Church S. 27th Ave. 1987
Sanatan Mandir Community Cultural Center of Colorado 218 N. 6th Ave, 1953
Seventh Day Adventist 567 Bromley Lane 1976
Spanish Brighton Foursquare 347 S. 8th, 1947
St. Augustine 575 Egbert, 1966
Templo Missionario Betel 14761 Brighton Rd., 1959
The Worship Center @ Brighton (former Platte Valley Assembly of God) 14650 Chambers Rd, 1982
Zion Lutheran 14th & Skeel, 1965

Settlement/Habitation
Associated property types: single dwellings of minimal traditional, ranch and split-level styles. There was slow, steady growth to the east and south, with infill of newer houses in older established neighborhoods.

Transportation: Highways
Interstate 76: constructed in1960s and 1970s

Urbanization and Planning
Subdivisions establish street grids, lot sizes and street names that still exist. The city experienced a period of slow and steady growth to the east, along both sides of Bridge Street. Most of these are between 7th and 13th, from Brighton Street (north of Bridge) to Southern Street (south of Bridge), or along South 2nd between Jessup and Bromley.

Associated Property Types: streets and lots
Subdivisions (list not exhaustive):

1945 Merrill Falkner
1951 Lyons Addition
1951 Rosedale
1952 Sunset View
1953 Merrill Clancy
1953 Walnut Grove Resubdivision Block 30
1954 Bromley Lane East
1954 Sanders Addition
1955 Crestmoor Acres
1955 Sheraton Park
1957 Brighton Terrace Filing No. 1
1957 Brighton Manor
1959-1973 Bromley Heights
1963 Highlands Park
1963 Reed Subdivision
1963 Southeast Addition
1964 East Brighton
1972 Bridge Square
1972 Cottonwood Country Houses
1972 Southeast Addition 2nd
1967 Brighton Terrace Filing No. 2
1969 Barbara Jean
1971 Brighton Terrace Filing No. 3
1971 Brighton Terrace Filing No. 4
1984 Miller Suburb

1950 aerial photo from National Archives

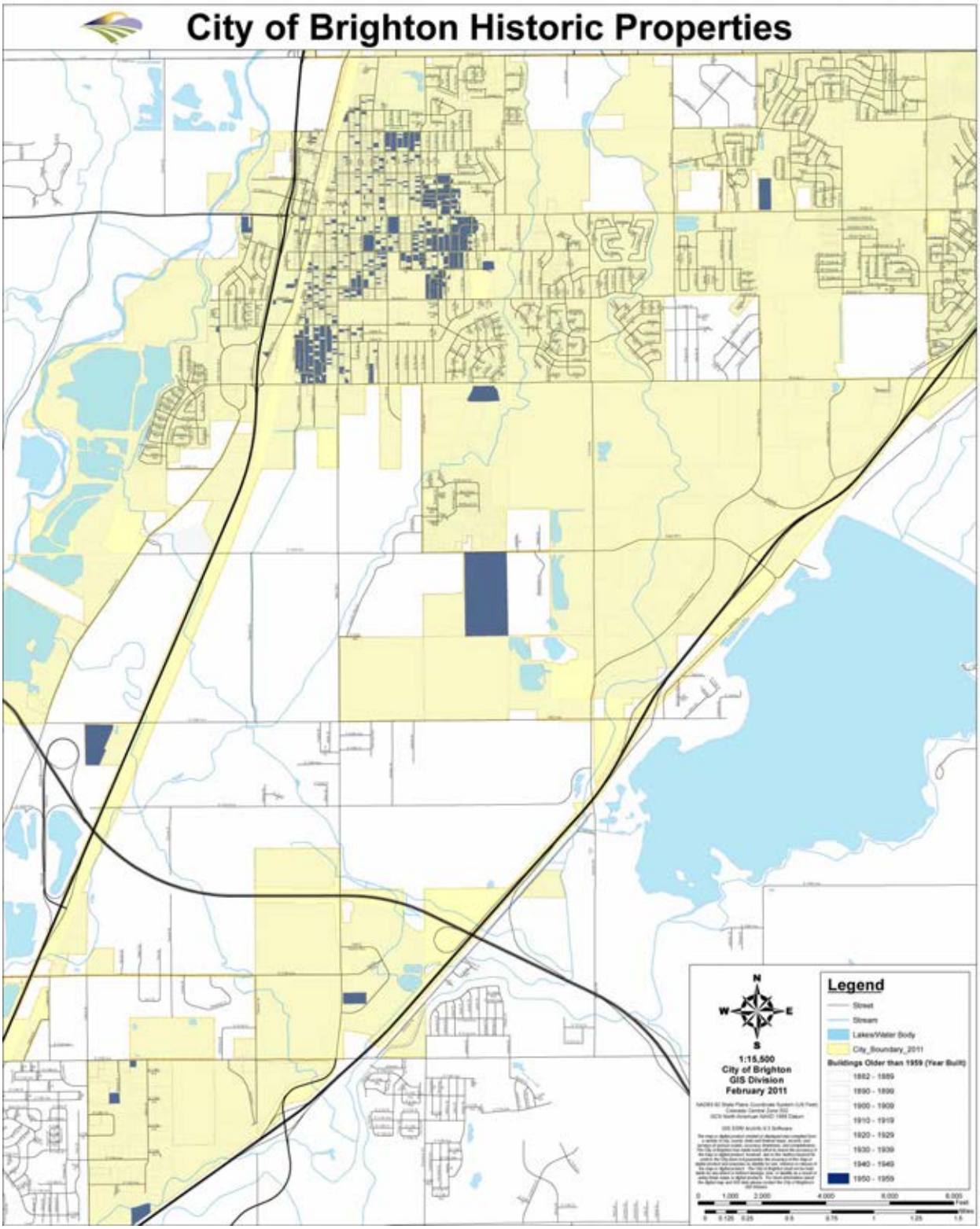


Figure 9. Properties from 1950 – 1959

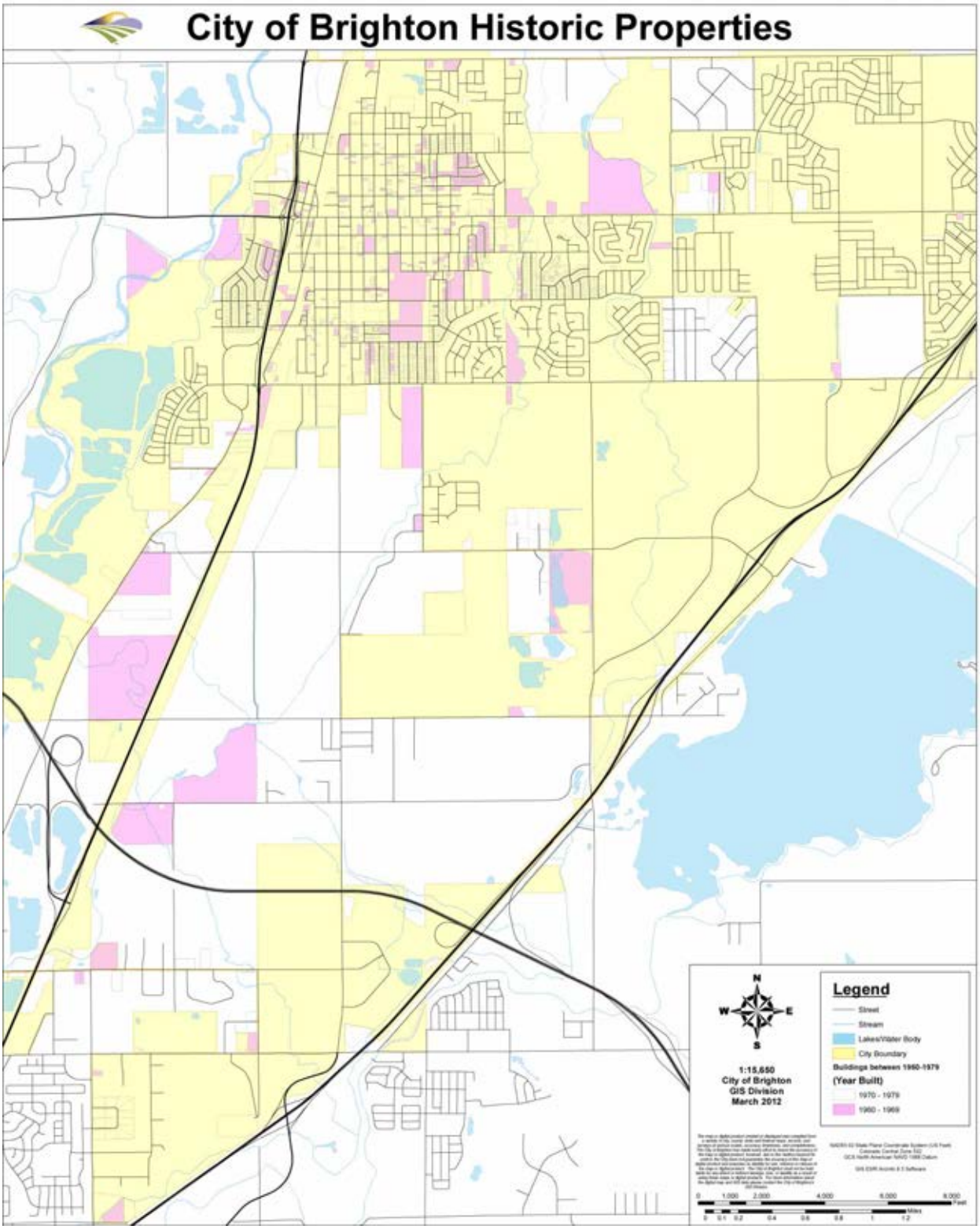


Figure 10. Properties from 1960 – 1969

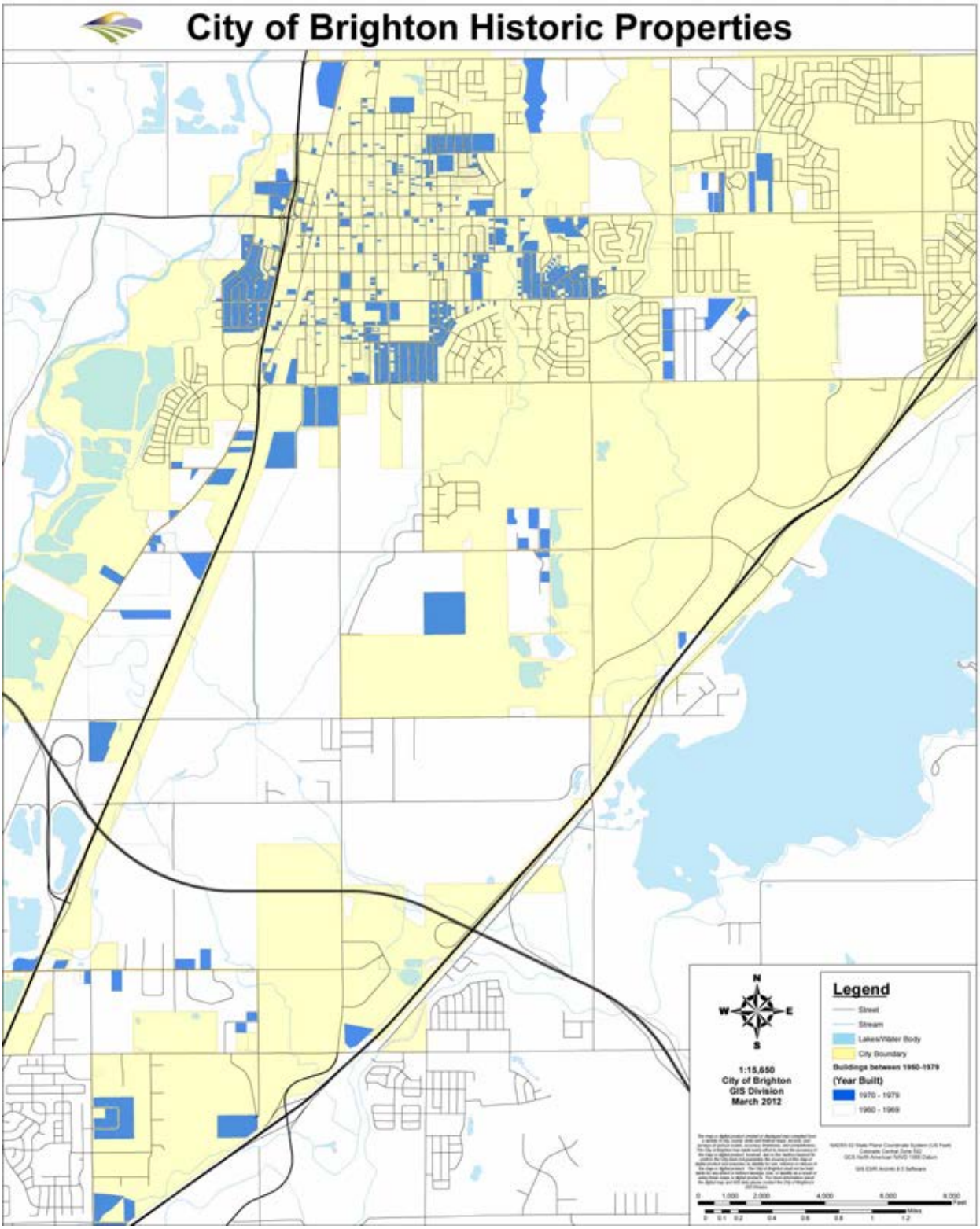


Figure 11. Properties from 1970 - 1979

Context 5: The New West, continued: Development from 1990 - 2012

The start of construction of Denver International Airport (DIA) in 1990 had a significant impact on Brighton. Brighton was, and still is, one of the closest established municipalities to DIA. It became a hub of commercial and residential activity in support of the large influx of construction workers.

Brighton's population grew by approximately 50% between 1990 and 2000, creating a housing construction boom that extended into the early 2000's. At the beginning of the 21st century, national retail establishments located stores throughout Brighton to accommodate the growing demand. The wind turbine plant for Vestas built a large new facility in 2008 at the northeast end of town.

This time period saw an explosion of retail, commercial and residential development. This was a clear change from the previous pattern of infill and slow growth, to a pattern of major developments.

Commerce/Trade:
Associated Property Types:
Business, Professional, Specialty Stores, Department Stores, Restaurants and Financial Institution uses.
Large retail and commercial developments are built on former agricultural land along the west side of Interstate 76 adjacent to the E-470, Sable, Tower Road and Chambers Road interchanges.

Small-scale commercial and retail developments continue to concentrate along Bridge Street downtown, as major expansion moves east towards new highway interchanges. Most of these are Business and Restaurant uses.

Education
Rangeview Library, 327 E. Bridge, 2009

Schools:
North Elementary, 89 N. 6th Ave, 1998
Bromley East Charter, 356 Longspur Dr, 2000
District 27J Transportation Garage (Bus Barn)-11701 Potomac, 2001
Northeast Elementary additions, 2001/2007
Overland Trail Middle School addition, 2001
Mary E. Pennock Elementary, 3707 Estrella St, 2003
Prairie View High School, 12909 E. 120th, 2005
Brighton Adventist Academy, 820 S. 5th Ave, 2007
Eagle Ridge Academy, 3551 Southern St, 2007
Meadowlark Montessori, 15161 Shadow Wood St., 2007
Foundations Academy, 340 S. 45th Ave, 2010

Entertainment/Recreation
Boys and Girls Club Metro (owned by city)-1800 Longs Peak, 2007

Health/Medicine
Platte Valley Medical Center 1600 Prairie Center Pkwy, 2005

Industry:
Vestas (wind turbine) plant, 2008

Law
Adams County Government Center- 4430 S Adams County Parkway, 2011
Adams County Jail-150 N 19th, 1988; second building 2000
Adams County Sheriff-332 N 19th Ave, 2005

Politics/Government
Adams County Coroner-330 N 19th, 2005
Brighton Police Station and Municipal Court-3401 Bromley Ln, 2002
Eagle View Adult Center-1150 Prairie Center Parkway, 2011
City Garage-401 Longs Peak, 1960; storage shed 2005

Public Works
United Power adds 6000 electrical meters, 1990
Water storage tanks, tower and pump station, 4204 Crestone Peak, 1999
Water storage tank, East Baseline Road at Tower, 2000
Water Treatment Plant, 4350 E. Bromley Lane, 1993, expanded 1999 and 2002
Wastewater Treatment Plant upgraded, 2003
Greensand Filter Plant, 2001, upgraded in 2009

Religion
Associated Property Types: Churches
Chapel Hill Church of the Nazarene 10 Chapel Hill Dr., 2004
Healing Place Church 17801 E. 160th, 2003
Kingdom Hall of Jehovah's Witnesses 1955 Jennifer Ct., 1995
St. Augustine addition, 102 S. 6th, 2009

Transportation: Aviation
Denver International Airport's opening in 1995 brought many new residents to Brighton. The population grew by approximately 50% between 1990 and 2000, creating a housing construction boom that extended into the early 2000's. At the beginning of the 21st century, national retail establishments located stores throughout Brighton to accommodate the growing demand. Projections indicate that the population will increase approximately 170% by 2030. To accommodate the anticipated population growth, new houses, businesses, roads and infrastructure will be required, with the potential to significantly change the rural agricultural setting.

Transportation: Highways
E470: completed in the Brighton area in 2005
I-76: new interchanges constructed

Urbanization and Planning
Numerous new residential subdivisions are platted and built out, mostly to the north and east. These are not enumerated in this report. The City of Brighton's Land Use Plan is shown on the next page. The plan, adopted in 2009, proposes stable land uses within the core city between Baseline Road (Weld County Road 2) at the north and Bromley Lane on the south, the South Platte River to the west and Interstate 76 to the east. Commercial, retail and mixed-use developments are envisioned along the I-76 corridor south of Bromley Lane; expanded industrial uses along U.S.85 to the north between Weld County Roads 2 and 6; and new low-density residential developments to the north, between Weld County Roads 2 and 4, to approximately 50th Avenue at the east end. The plan proposes the preservation of agricultural land and open space to the west of the City and east of I-76 in the Barr Lake area. Agricultural properties in other areas, particularly those north and west of I-76, are slated for future development.

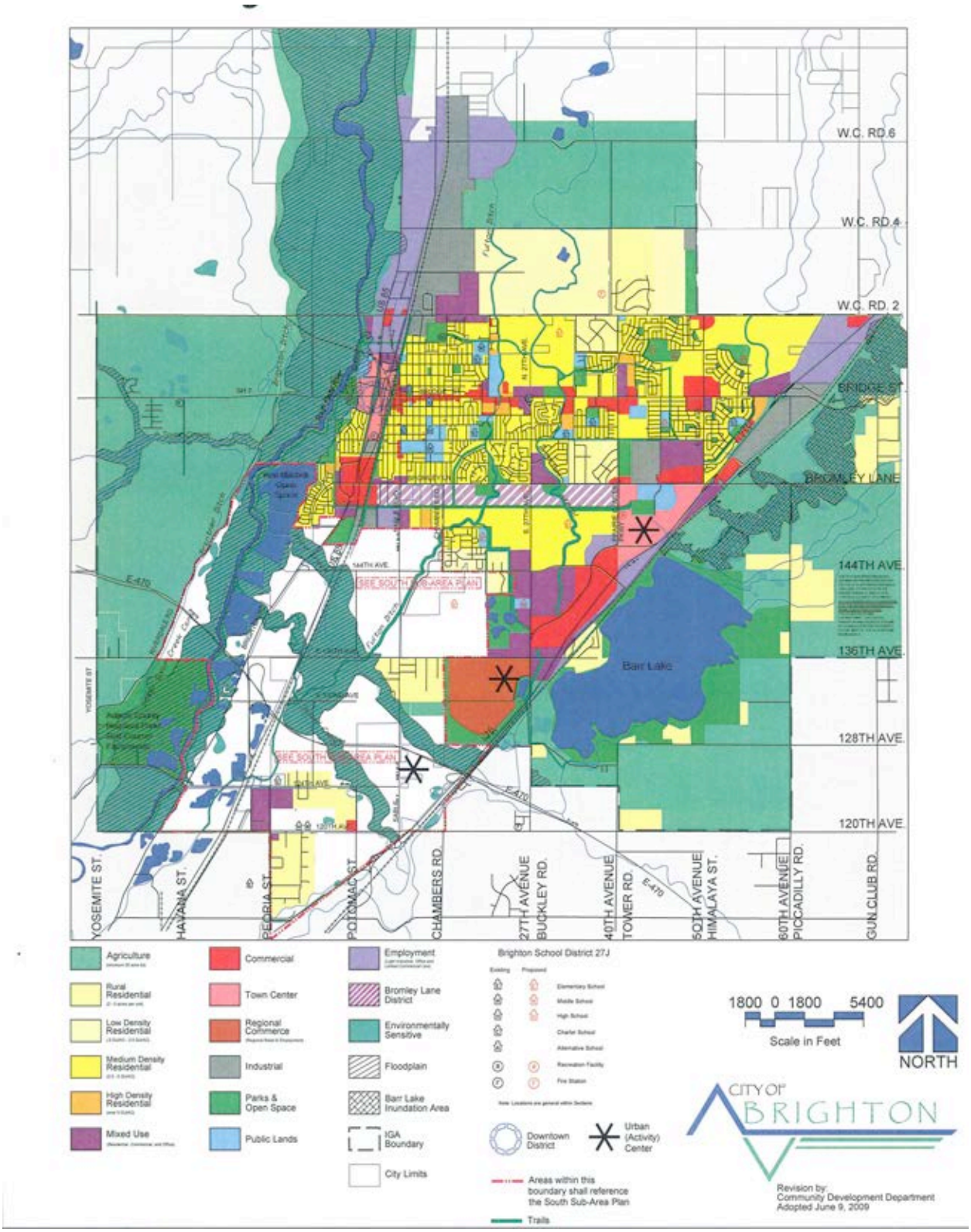


Figure 11. City of Brighton Future Land Use Plan, 2009

5. Property Types

Section 5: Property Types

Representative photographs and descriptions are included here. Not all property types are represented.

Agricultural: Food Processing

Midland Cereal Building

Great Western Sugar Complex

Kuner Water Tower

Brighton's rich agricultural legacy spurred related commercial enterprises in canning, pickling, cereal manufacture, and sugar processing, among others. A few of these physical resources remain, though none of the original food processing industries still exists here. These properties are difficult to re-purpose. Some have been demolished, others are under-utilized (Great Western Sugar) and others (Kuner's) have a few remaining structures.

In Brighton, these resources tend to be found on large, single-purpose, industrial land parcels along the railroad tracks and north of Bridge Street. Each processing center historically included a complex of buildings, each of which served a specific purpose within the processing plant.

Surviving resources tend to represent only a fraction of the original complexes. These include long, single-story, gable-roofed warehouse buildings with metal siding and few windows; large, long, two or three-story concrete-framed, buildings with brick or concrete exteriors; round metal water towers elevated on steel frames; tall, concrete storage buildings with no windows; and very tall, slender, round, concrete or metal freestanding flue stacks.

Agricultural: Food Production

Agricultural food production property types include many styles of wood-framed residences, barns, silos, coops and granaries. Agricultural fields for raising crops or grazing animals are also included, as are smaller features such as fences, wells, root cellars, or other associated objects or structures. Agriculture properties surround Brighton in all four directions, but spreading residential and commercial developments have resulted in the loss of many of these historic properties. The buildings are usually clustered together. They are small, wood framed, one or two stories tall, with gable or gambrel roofs and wood siding that is often painted white or red.

Agricultural: Commercial Storage

Brighton Grain

Agricultural: commercial storage includes structures and buildings where locally grown agricultural products are stored by a commercial distributor. In Brighton, these include grain and feed silos along the railroad tracks. Two are still in use, but most no longer exist. Historic Sanborn maps of Brighton indicated more of these properties.

These are typically tall, round concrete structures with no windows. They are, or were, often painted bright colors. They are found in groups of three or more, aligned parallel, and may also be associated with elevated unloader silos from which grain is transferred to railroad cars.

Grain Silos

Automotive

Auto Repair South Main Street

Automotive property types include repair shops and gas stations. A number of historic repair shops still exist in Brighton, mostly in the South Main Street area. Many still serve their historic function, while others have been re-purposed.

The repair shops are typically one-story brick or concrete masonry buildings with large expanses of glass at one end (the retail customer service area) and two or more overhead service doors at the automotive service end of the building. They often have a low barrel-vaulted roof or flat roof.

Historic gas stations vary in style, but most are of concrete or concrete masonry construction, single-story, with gabled or hipped roofs. They are usually on corner lots and surrounded by a generous amount of pavement. Pumping stations may be open, or covered with a roof on columns.

Old Main Street Gas Station

Barr Lake Texaco

Cemeteries

Brighton's earliest cemeteries date from the 1860s. The "Pioneer Cemetery" is protected by the City in order to preserve it. They vary in size from the Pioneer Cemetery with only a handful of gravesites and markers, to the larger cemeteries that comprise several acres. Most of Brighton's cemeteries are fenced with metal fencing, have minimal landscaping including lawns, and linear gravesite alignments marked with stone markers of various sizes. The larger cemeteries are served by narrow, paved roadways.

Churches

Brighton's churches vary greatly in style and period, from Late Victorian to Modernism. Some, like the Buddhist Church on South Main, represent an ethnic heritage group such as Japanese-American or Hispanic heritages. Most are tall one-story brick buildings with gable roofs, steeples or bell towers near the front entrance, large evenly-spaced windows, and usually on corner lots. The entrance is often centered and raised several steps above grade to accommodate a basement. The churches are a distinct property type, but they would be best surveyed within the context of the neighborhoods in which they are located.

Buddhist Church

Commercial: Retail and Service

Historic retail and commercial examples are found primarily along Main Street and Bridge Street. There are good examples of Nineteenth Century and Early Twentieth Century Commercial styles to be found in that area. The Main Street commercial area is the only area in Brighton that has been surveyed and recorded with State site forms. In the historic downtown near Bridge and Main Streets, many of these resources are two stories tall, with brick and/or stone exterior walls, generous windows for the store or restaurant uses on the first floor and evenly-spaced windows at the business (office) or professional uses on the second floor.

Steam Laundry

.

The Wells Fargo Bank on South Main, pictured at left, is a locally unique example of the International Style. Although it is architecturally significant, it is a more recent resource and was not recorded along with the rest of the Main Street commercial district.

Other than the two-story examples near the intersection of Bridge and Main, the other historic commercial and retail examples are mostly one story in height, with brick or concrete masonry exterior walls, flat roofs with parapets and windows in punched openings. The buildings tend to be set close to the City sidewalks with minimal landscaping.

Government

Government buildings in the Brighton area include two former City Halls and the current City Hall; a new Adams County facility; and numerous smaller special-use facilities such as fire stations, police stations and post offices. Due to their varied functions and dates of construction, these resources vary greatly in forms and design characteristics. The historic examples tend to be built of red brick in one of the late 19th and 20th Century Revival styles. Entrances are prominent, facades are often symmetrical, windows are large and evenly-spaced, classical proportions and orders are in evidence, and there may be a projecting cornice. The buildings are set back from the street with lawns.

First City Hall

Brighton's second City Hall, now known as "Old City Hall", was significantly modified in the 1930s as a WPA project. At that time a prominent roof was removed and the Greek Revival pediment and columns were added, drastically altering the appearance of the façade. The building is listed on the National Register of Historic Places.

Second City Hall

The current Brighton City Hall was previously the Adams County Courthouse. This building is a rare

example of Formalism in Brighton. Formalism and other Modernist styles were promoted by the Federal government in the 1960s and became popular in the 1970s for federal, state, and local government buildings.

Present City Hall/Old Adams County Courthouse

Schools

The variety of styles and forms evident in Brighton's schools forms a record of the times and neighborhoods in which they were built. Like the churches, the schools are a distinct property type but should be surveyed as part of their neighborhoods. Although they vary greatly, most are of brick construction, one or two stories in height, with flat roofs, large windows, and clearly defined entrances. The larger schools in the center of the city have distinct building wings whose fenestration patterns and heights respond to different internal functions. Conversely, the smaller historic schools in rural areas are compact buildings with simple rectangular plans.

Transportation-Related

Tomahawk Café and Truck Stop

The Tomahawk Café and Truck Stop at the I-76 and Sable interchange is a classic example of this property type. The gas station, with the separate restaurant, large parking area and facilities for trucks, are all elements of this type. The only one of its kind in the Brighton area, it should be recorded as a separate, individual property rather than as part of a larger survey.

Settlement/Habitation: Single Dwellings

2191 E. Bridge

Classic Cottages are modest residences found in most of the central Brighton subdivisions, both north and south of Bridge Street. Classic Cottages were popular between 1910 and 1930. In addition to small residences, the style is occasionally seen on schoolhouses or train depots. Although it was usually a brick style, the Brighton examples are wood-framed. The elements of this form are: one story, hip roof with central dormer, and a front porch with columns supporting a porch roof.

218 S. 2nd

Settlement/Habitation: Single Dwellings

The **Craftsman** style emerged from the Arts and Crafts movement of the early twentieth century. The style was popular between 1905 and 1930, although later examples are not uncommon. Brighton's elegant Walnut Grove Subdivision south of Bridge Street features several good examples. Craftsman buildings are not necessarily small houses, but Craftsman elements are often found on Bungalows (one or one-and-one-half story houses). The examples shown here are Craftsman Bungalows.

363 S. 3rd

Craftsman elements include exposed rafter tails, divided upper window lights, large overhanging eaves and full-width porches with large porch columns. Porch columns are often battered.

205 Egbert

Weld County Road 4

Settlement/Habitation: Single Dwellings

112 S. 3rd

The **Foursquare** form is one of the most commonly found forms in Colorado residential buildings after 1900. Most were built during the first three decades of the twentieth century. Brighton's best examples are found in the Walnut Grove subdivision south of Bridge Street.

The Foursquare is square or nearly square in plan, two stories tall, with a hipped roof and often a central dormer. Decoration is minimal. There are overhanging eaves and a front porch, usually full-width with a hipped roof on columns.

217 S. 3rd

SW Bush and 4th Street

Settlement/Habitation: Single Dwellings

Bromley East Subdivision

Minimal Traditional residences were built in the 1940s and 1950s during the transitional period between bungalows and ranch homes. The Minimal Traditional house is a modest, one-story building. Common elements include a boxy appearance with minimal detailing, rectangular plan on a concrete slab, low-pitched gable roof with closed eaves.

Minimal Traditional residences are found as infill in older Brighton subdivisions, and as a predominant style in the 1950s and 1960s subdivisions.

Walnut Subdivision

Brighton Terrace Subdivision

Settlement/Habitation: Single Dwellings

Bromley Heights Subdivision

The **Ranch** type gained popularity in the 1950s and dominated American residential construction well into the 1960s. Marked by a one-story, low horizontal silhouette, it often has a garage or carport attached to one end. Most ranch homes lack decorative detailing. Ranch homes predominate in Brighton's 1960s and later subdivisions, which are mostly east of 13th Avenue. Unlike the styles and forms that preceded it, the ranch is seldom seen as infill in older subdivisions. Its long street frontage, driveway, deep front setback and front-facing garage require a subdivision platted specifically for ranch homes.

Highland Park Addition

Common elements of the Ranch are its elongated, asymmetrical façade; low, horizontal orientation; single story; low-pitched hip or side-facing gable roof; wide overhanging eaves; minimal front porch; integral attached garage with driveway; relatively deep front setback; rear patio; picture window; and low chimneys. Often seen are decorative wrought iron porch supports and non-functional, decorative shutters.

Sheridan Park Subdivision

Settlement/Habitation: Single Dwellings

The **Split-level** emerged in the 1950s as a multi-story counterpart to the Ranch. It was a response to the theory that families needed three types of interior space: a noisy family room partially below grade; the main living area on the middle level; and bedrooms on the upper level. The earliest split-levels in Brighton are found in the 1970s subdivisions east of 22nd Avenue and south of Egbert. Ranch, split-level and bi-level homes do not lend themselves to infill in older areas, as they require larger lots with long street frontage, a driveway, deep front setback and front-facing garage.

Cottonwood Country Homes Subdivision

Common elements of the split-level are a two-story section connected at mid-height to a one-story wing; picture window; low-pitched hip or gable roofs; overhanging eaves; horizontal lives; and attached garages. Exterior cladding often includes a combination of horizontal wood siding and brick.

Split-level and bi-level homes contributed to the emergence of the cul-de-sac street layout.

The **Bi-level** became popular in the early 1960s as a variation on the Ranch. Its raised basement, or "garden level", allows more light into the lower level with larger windows. Brighton examples are found in late-1970s subdivisions south of Southern.

Common elements of the bi-level are the raised basement with windows above grade; mid-level main entry; upper level façade projecting over the lower level; and garage with a separate roof line. The lower level is often faced with brick, with the upper level sheathed in siding of wood, vinyl or aluminum.

Sunset View Subdivision

Settlement/Habitation: Single Dwellings

The **Tudor Revival** style was popular in the late teens and 1920s. Several examples of this style exist in Brighton in the Walnut Grove Subdivision. Elements of this style may include ornamental half-timbering; steeply-pitched gabled or hipped roofs with tile or slate shingles; decorative chimney detailing; tall, divided-light casement windows; and bay windows.

158 S. 5th

247 S. 5th

6. Survey Plan

Section 6: Survey Plan

This section presents the recommended undertakings over the next five years (Priority One), the next ten years (Priority Two) and the next twenty years (Priority Three).

A historic survey gathers information on historic resources. The information includes photographs, field notes, geographic information, ownership information, and historic background gained from research. All of this information is recorded on inventory forms which are then filed with the State of Colorado where they become public information available for future researchers. In addition to individual survey forms, if a survey is done on a specific geographic area or on a specific theme, a survey report is prepared. The survey report discusses the theme or geographic area on a larger scale, and discusses the historic context or contexts that are most relevant to the survey area. In this way, larger patterns begin to emerge and individual historic resources can be evaluated for their significance relative to the historic contexts.

Surveys identify properties that may be eligible for listing on the State or National Register of Historic Places as well as local historic designations. They also identify areas that may be eligible as historic districts. This helps to ensure that historic properties are considered during the planning and development process. In a fast-growing area like Brighton, this is especially important. Historic surveys can provide local planners with a database from which to monitor and channel new development as well as proposed demolitions and infill developments. Survey data can be used to identify opportunities for the use of the community's historic character in creating its future, to minimize conflicts between preservation and development, and to provide for an orderly resolution of those conflicts as they will inevitably occur. The City of Brighton's downtown façade rehabilitation program is an example of a program that can benefit from the information generated by a survey.

In addition to identifying assets such as historic buildings and neighborhoods, survey data can also be useful in identifying community goals, interests and concerns with respect to neighborhood groups, social groups, businesses and others. Survey data can provide a basis for measuring aspects of the social impacts of a proposed development, by identifying the kinds of changes that will be welcome and those that will be locally considered distasteful. Survey data can help in the assessment of a proposed development project's catalytic potential, by identifying properties and areas near the project that have potential for rehabilitation and reuse. Furthermore, survey data can characterize the key elements that define an area's character: not only physical elements such as buildings and street plans, but also patterns of activity and social groups. These can be used to help define a development plan in a way that uses the area's character rather than destroys it.

The information gathered through the survey process can be used in educational materials for community benefit. Surveys identify properties that are locally valued for their contributions to the city's character, its sense of unique place, and that serve as physical demonstrations of its unique history. By creating a clear and unopinionated set of documents, surveys can help a city to establish priorities for grant applications, easements, preservation ordinances, loans and grants. The more the public can be involved in a local survey and preservation effort, the more likely it is to succeed.

Surveys can help to create a community-supported path forward to economic development and tourism development. Many small cities use historic preservation planning as a central element in their overall economic development strategies. They do this by identifying their unique local historic assets and taking steps not only to protect them, but more importantly, to utilize them. A small city's historic attractions can make a substantial contribution to the local economy. Public sector programs like those funded by the National Trust for Historic Preservation are highly effective in spurring local private sector investment. Since 1981, the National Trust's Main Street program, a historic downtown revitalization

program, has seen $25 of private investment for every public sector dollar invested. More information about this program can be found at www.preservationnation.org/main-street.

In Colorado, funding for surveys is available on a competitive basis from two separate programs within History Colorado: the Certified Local Government (CLG) program, and the State Historical Fund (SHF). More information about both of these programs is available on the History Colorado website at www.historycolorado.org/grants. The programs draw their funding from different sources. A grant recipient must be a non-profit entity and often provides some matching money.

How are historic resources grouped into surveys?
Survey packages contain a concentration of property types associated with the same historic context(s) within the same period of significance. A survey grouping may be geographic or thematic. A geographic survey grouping may recommend a historic district designation. A thematic survey may recommend a multiple property designation.

For logistical purposes, some of the proposed geographic survey packages do contain small areas or individual resources that date from a different period of significance or are associated with a different historic context. This was done for simplicity and ease of field evaluation for the surveyors.

How are surveys prioritized in this report?
For this report, historic resource groupings are field-evaluated according to the following criteria:

- Integrity of the resources. Resources with higher integrity are rated higher.
- Significance of the resources, if known. This will be developed more fully during the actual survey.
- Threats. These may be due to encroaching development, neglect, poor condition, property not being used, property being under-utilized, property not readily convertible to a new use, property is not the market "highest and best use". Survey priority is given to the more threatened resources.
- Incentives. The City of Brighton has a tax revenue stream for parks and open space. As part of this program, the City has purchased several historic farms and has options, first right of refusal, and/or conservation easements on several others. The goals of the program are to preserve Brighton's agricultural history and allow open space for trails and wildlife corridors. Many of these farms will remain as farms after the City has acquired the properties. Resources that may be eligible for incentive programs are given higher survey priority.
- Level of existing documentation. Previous surveys on file at OAHP focused on downtown retail, railroad and irrigation ditch resources. Under-represented property types include residences, agricultural food production, agricultural food processing facilities (sugar and canning factories), schools and churches. Priority is given to surveys that will document these under-represented property types.

Highest priority surveys are those with:
- High integrity of resources
- High significance, if known
- High threat
- Under-represented in existing cultural resources documentation
- Potential for City of Brighton property purchase, thus needing documentation sooner rather than later.

In addition to surveys, this plan recommends individual documentation for a few resources, mostly in Priority One. That is because a few significant individual resources are outside of the Priority One geographic survey areas, but are highly threatened and need to be documented quickly.

Survey Types and Levels

A reconnaissance level survey is general in nature and can be used to identify general types of historic resources in an area. While it includes some background research and basic field evaluation, it does not involve detailed research into individual resources. History Colorado does not have a specific format for reconnaissance surveys. Each reconnaissance survey team can record the information as it deems appropriate. It usually recommends areas or specific resources that should be researched and recorded formally on a State inventory form. It can also be used to identify areas where an intensive-level survey should be undertaken. The reconnaissance survey should be accompanied by a report that discusses the history, significance and integrity of the surveyed area as a whole. A reconnaissance survey takes less time and costs less money than an intensive-level survey, but it results in less information. Since there is no specific State format for this level, the collected information is not entered into a State database, and thus its availability is limited.

History Colorado has a new survey form that is currently in draft form. This is a standard short form *Historical/Architectural Properties: Identification* that will allow faster and less costly data collection than an intensive survey, but with standardized information that can be entered into a State database for broader availability. A copy of this draft form can be found in the Appendix. It has been designed to be simple enough for volunteers and amateurs to complete with minimal training.

An intensive-level survey fully identifies, researches, and documents each resource selected for study. The History Colorado's *Architectural Inventory Form* (Form 1403) is used for intensive-level surveys. A copy of this form and instructions for its use can be found in the Appendix of this report. It includes geographic information, research into the history and significance of the property, an architectural description and identification of architectural style, list of information sources, and field evaluation of eligibility to the National Register of Historic Places. An intensive-level survey is accompanied by a report that documents the distribution of properties within the area, applicable historic contexts, property types, a general discussion of integrity and significance of the surveyed area. Use of Form 1403 is required for surveys that are undertaken as part of Section 106 compliance for federally-funded projects.

History Colorado also has a newer survey form to document landscapes, *Historic Cultural Landscapes* (Form 1404). This form would be useful for agricultural landscapes, gravel mining sites, parks and cemeteries. A copy is included in the Appendix.

Surveys can either be comprehensive or selective in coverage. A comprehensive survey includes every resource within the study area. While some of these may not date from the period of significance, their inclusion in the survey does help to give a clear snapshot of the area. A selective survey prepares the same intensive-level survey forms, and the same intensive-level survey report, but only on pre-selected resources within the study area.

This survey planning project focuses on architectural and cultural landscape resources, but archaeological resources should be considered as well. Some of these resources have already been recorded in prior surveys. The areas where unrecorded archaeological resources are most likely to be found are in the agricultural areas. History Colorado has different forms for recording archaeological resources; the one most likely to be useful in agricultural areas is the *Historical Archaeological Component Form* (Form 1402).

Historic Districts
Following the survey process, a recommendation is made regarding whether a specific area is worthy of a historic district designation. Historic districts contain a significant concentration of resources related to the same historic context within the same period of significance. The district must have both significance and integrity as a whole. An area may be nominated to the National Register of Historic Places as a historic district. Local municipalities may adopt their own ordinances for the definition and requirements of a locally-designated historic district.

The Brighton Municipal Code Article 17-52 provides for the designation of local landmarks and local historic districts. Criteria for eligibility are similar, but not identical, to the criteria for eligibility to the National and State Registers of Historic Places. A local historic district nomination must contain the signatures of the owners of 51% of the individual properties within the proposed local district boundary. The application may be initiated by the City Council, the Historic Preservation Commission, the City Manager, or the owners of at least 51% of the resource proposed to be designated.

Properties that are formally designated as local landmarks in Brighton, or designated as contributing structures in a Brighton local historic district, require the owner to apply for a Certificate of Appropriateness prior to construction, reconstruction, remodeling, alteration, repair, restoration, rehabilitation, relocation or demolition of improvements on the property.

The Brighton Historic Preservation Commission (BHPC) also has an informal "Watch List" (reproduced in Section 7) of properties that have not been formally designated, but that the BHPC considers locally historically significant. The "Watch List" does not have any formal legal protection, but owners of these properties are asked to voluntarily consult with the BHPC regarding any intended construction, alteration, or demolition.

The Brighton Urban Renewal Authority (BURA) Area focuses on the Bridge Street and Main Street/Brighton Road corridors in central Brighton. In these corridors, BURA encourages redevelopment and reinvestment, with the intent of creating new employment, providing for the best land utilization, improving transportation, enhancing the natural beauty, and promoting the historic character of downtown Brighton. BURA is an economic catalyst program working in cooperation with the Brighton Downtown Development Authority, the Chamber of Commerce and the Brighton Economic Development Corporation. The Brighton Downtown Development Authority emphasizes downtown streetscape and infrastructure improvements. All of these entities should be consulted and encouraged to participate as potential partners in survey planning and historic district designation considerations.

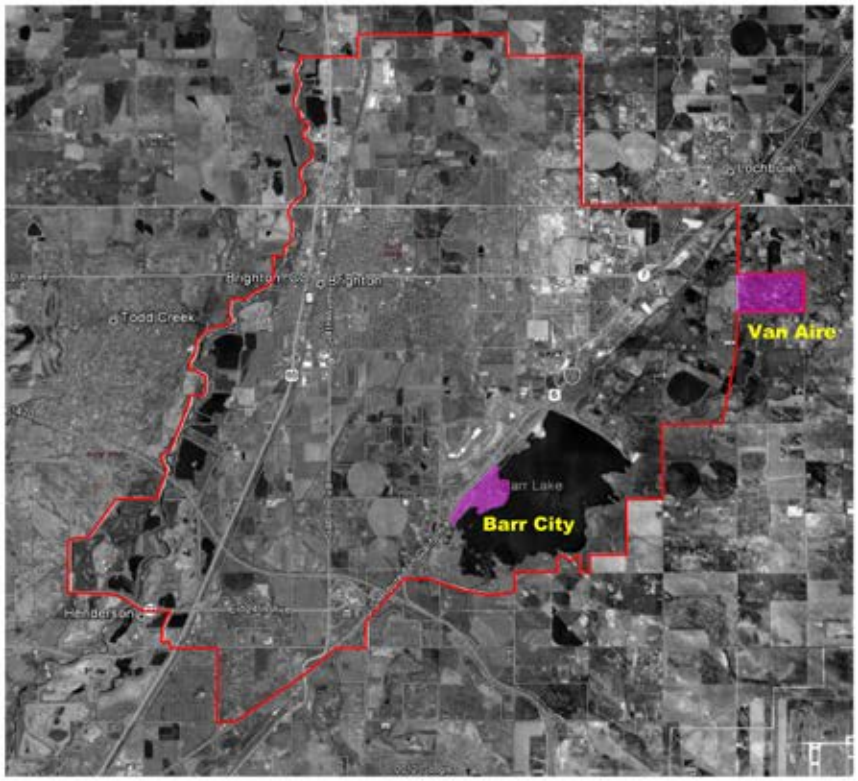
The surveys recommended in this Survey Plan identify areas that may be eligible as historic districts. Based upon the limited field reconnaissance done for this report, there are six areas that may be potential historic districts:

-North Main Street north of Bridge
-South Main Street and 2nd Ave. south of Bridge (It may make sense to combine these two commercial districts into one district, pending research.)
-Central Addition to Brighton (1887 subdivision)
-Walnut Grove Subdivision
-Barr City west of Barr Lake
-Van Aire subdivision east of Barr Lake

North Main at Bridge Street

South Main Street

Potential Historic Districts in central Brighton



Potential Historic Districts outside of City limits

Barr City

Van Aire fly-in subdivision

Recommended Survey Plan

Priority One: Recommended undertakings within the next five years

A. Document the following resources with State of Colorado Architectural Inventory Form 1403
Eichelman House (faces imminent demolition) 14585 Brighton Road
Roller Rink 14501 Old Brighton Road
Work Camp Houses 14565 Old Brighton Road
Palambo Marketplace 13201 E. 144th
Brighton Hydro-Stone 209 N. Kuner Road (photo p. 5-7)
Midland Cereal Bldg 640 Baseline Road (photo p. 5-1)
Big Daddy's Drive-In 41 County Road 27
Stage Stop 12701 Brighton Road
Pleasant Plains Schoolhouse East 144th Avenue at Potomac (photo p. 5-9)
Great West Sugar 601 N. Main Street (photo p. 5-1)
Grain Elevators 404 North Main Street, 370 North Main Street (photos p. 5-3)

Eichelman House. Note sand hill beyond. Property owned by gravel company, will be submerged soon.

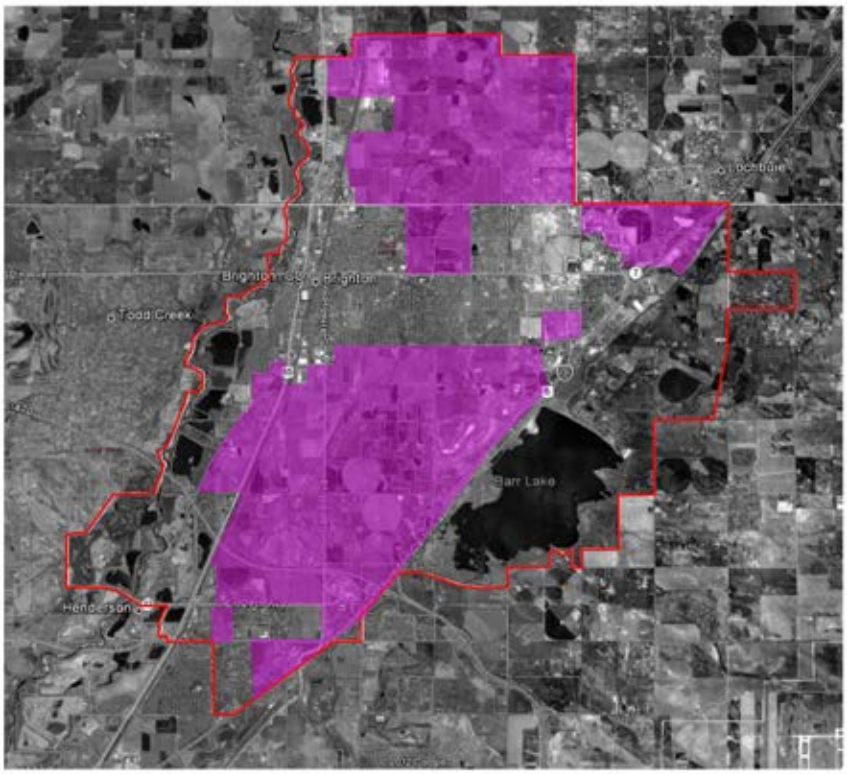
Roller Rink

Work Camp Houses opposite Roller Rink

Palambo's Marketplace

Stage Stop

B. Document all agricultural properties within Area of Interest in a comprehensive intensive-level survey. While not all of these properties are threatened, most of them are associated with the same historic context, so it makes sense to survey them together. Properties adjacent to the west side of Interstate 76 are the most threatened and should be surveyed first. Encroaching development due to projected population increase places most of the agricultural properties under threat. (Photos p. 5-2)



Priority One: Agricultural properties within Area of Interest (estimated)

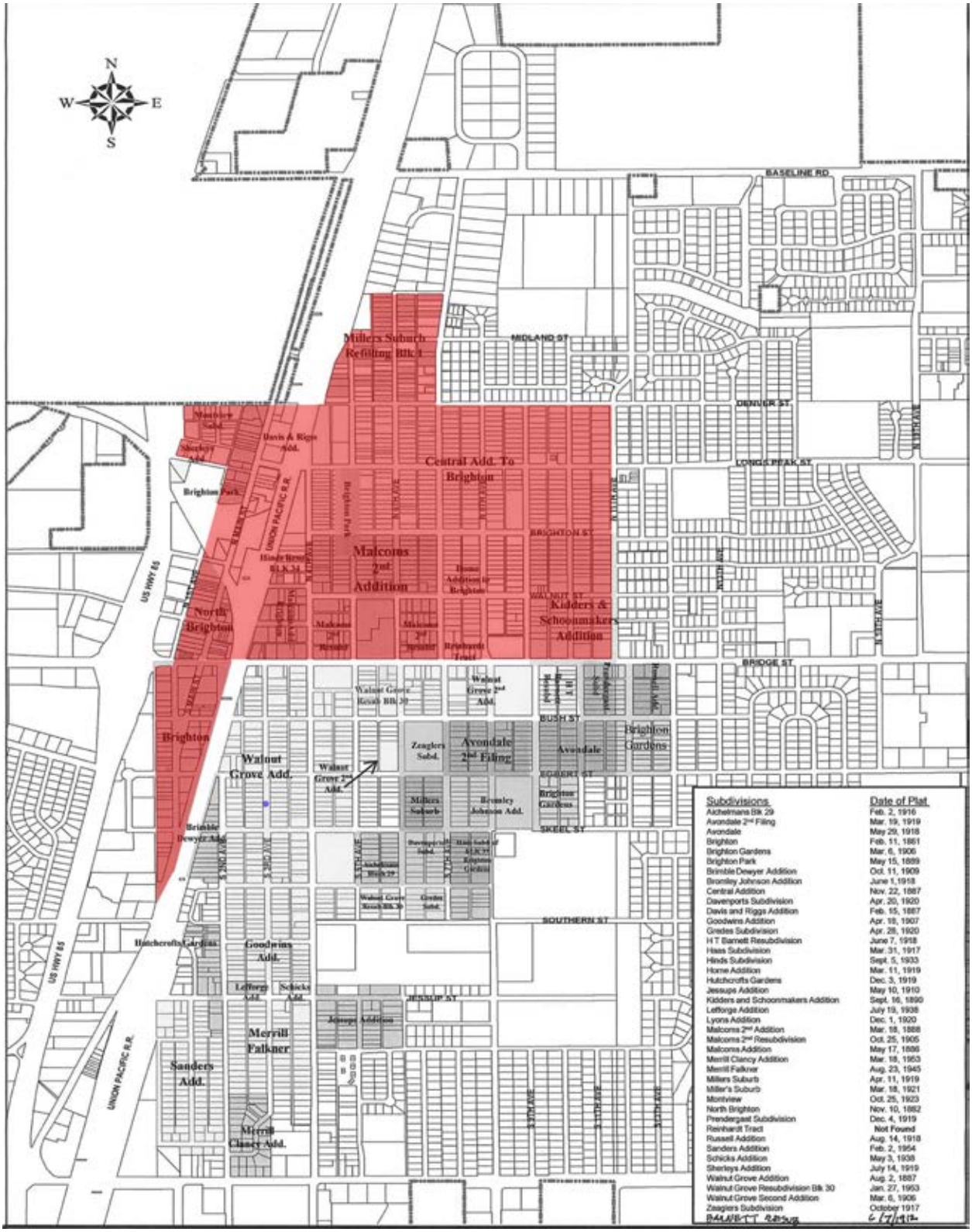
C. Document original Brighton subdivision (platted 1881) with a comprehensive survey that combines the Identification level (short survey form) for 75% of the properties with Intensive level (1403 survey form) for 25% of the properties. General boundaries of this triangular-shaped area are: Bridge Street (north), properties facing South Main Street/South Second Avenue (west), Union Pacific Railroad Tracks (east). Railroad tracks have previously been surveyed and do not need to be included. This area has not been surveyed previously and is threatened due to general property conditions. Evaluate this subdivision for potential as a historic district. Many of the historic resources are commercial properties.
(photos p. 5-4 and laundry p. 5-7)

D. Document resources (predominantly residential with some commercial, schools and churches) north of Bridge Street between the railroad tracks and 11th Avenue, north to Denver Street, plus Miller's Suburb Refiling (see map) with a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties. This area has not been previously surveyed. Many of the resources are small historic residences. They are threatened by potential demolition in order to combine lots and build larger houses. The Central Addition to Brighton subdivision (platted 1887) is within this area and should be evaluated for its potential as a historic district. This subdivision has the highest level of integrity within this survey package. The historic "Kuner's Row" employee housing is located within the Central Addition.

Central Addition, platted 1887

North Brighton Subdivision, platted 1882

E. North Brighton Subdivision (1882) plus Davis & Riggs Addition (1887), Brighton Park (1889), Montview Subdivision (1923) and Sherley's Addition (1919). This area is generally bounded by Bridge Street to the south, U.S. 85 on the west, the Union Pacific tracks on the east, and Denver Street to the north. The resources are predominantly downtown commercial. Much of this area was previously surveyed and formally recorded in 1981. This area should be surveyed with a comprehensive survey that combines the Identification level (short survey form) for 75% of the properties with Intensive level (1403 survey form) for 25% of the properties, utilizing the information recorded in 1981 as a starting point. Its level of threat is fairly low, but it is the historic downtown. Evaluate this area for potential as one or more historic districts, or possibly one district in combination with the original Brighton subdivision south of Bridge Street.



Priority One: Recommended Survey area within City limits

Priority Two: Recommended undertakings within the next ten years

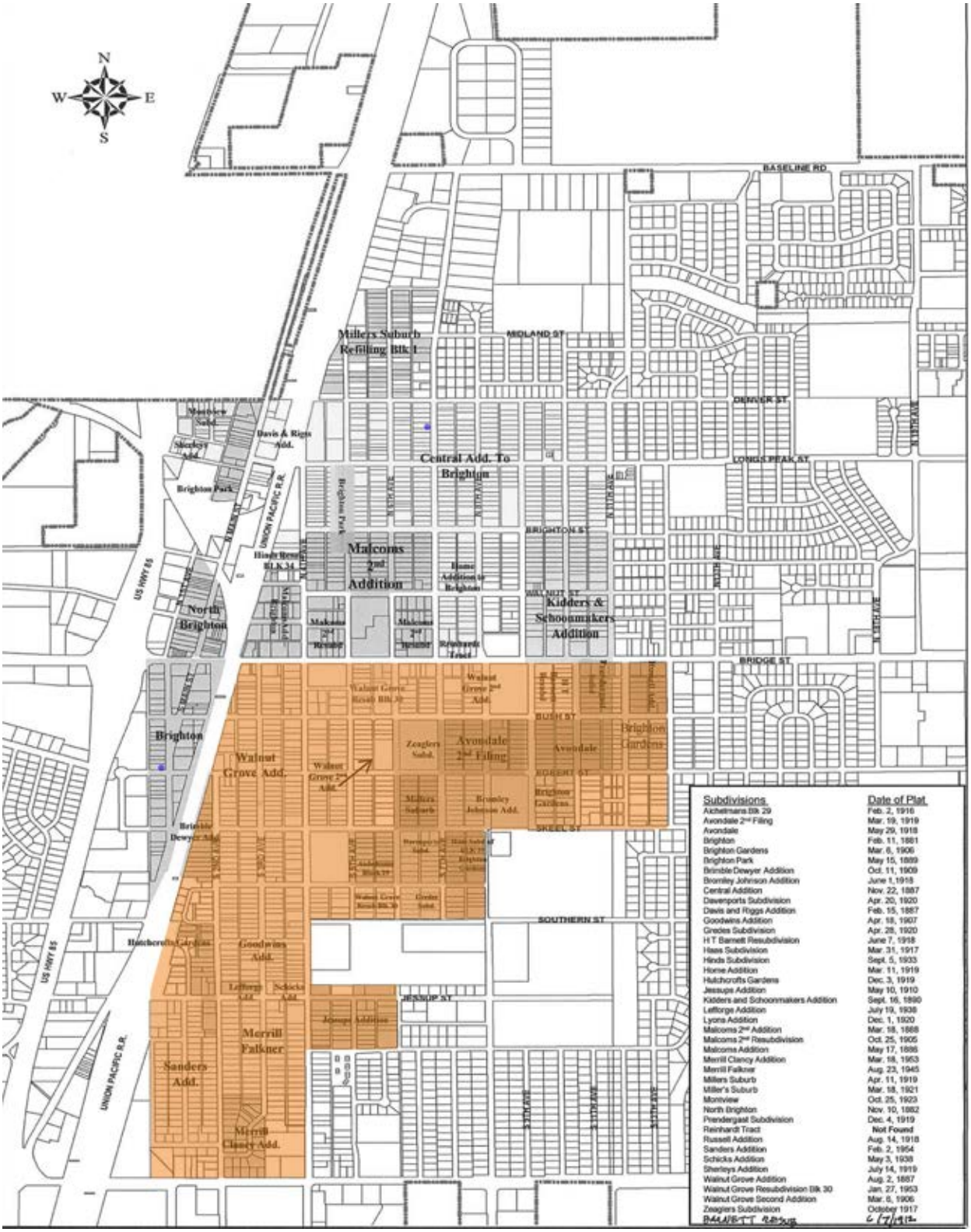
A. Document the Walnut Grove Addition (platted 1887) with a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties. The general boundaries of this subdivision are Bridge Street (north), extension of Southern Street (south), 2nd Avenue (west) and 4th Avenue (east). This area of elegant single-family residences has not been surveyed previously. Because many of the homes are fairly high-end, the threat to most of these resources is low. However integrity is high and significance may be high, since many of the homes were associated with key figures in early Brighton history. Many of the resources also have architectural significance. The Walnut Grove Addition should be evaluated for its potential as a historic district.

B. Outside of the Walnut Grove Addition, document residential and commercial resources (including associated schools and churches) generally located south of Bridge Street to Jessup Street, between the tracks and 12th Avenue; and between Jessup Street and Bromley Lane, from the tracks to 4th Ave. See map in Section 6 for more exact boundaries. This area should be surveyed using the Identification level (short survey form) for 90% of the properties with Intensive level (1403 form) for 10% of the properties.

C. Document Barr City (west side of Barr Lake, east of I-76) with a comprehensive survey that combines the Identification level (short form) for 90% of the properties with Intensive level (1403 form) for 10% of the properties. This little town includes small single-family residences and small commercial.

Outside of Walnut Grove:
Hutchcroft Gardens Subdivision (1919)

Walnut Grove Addition



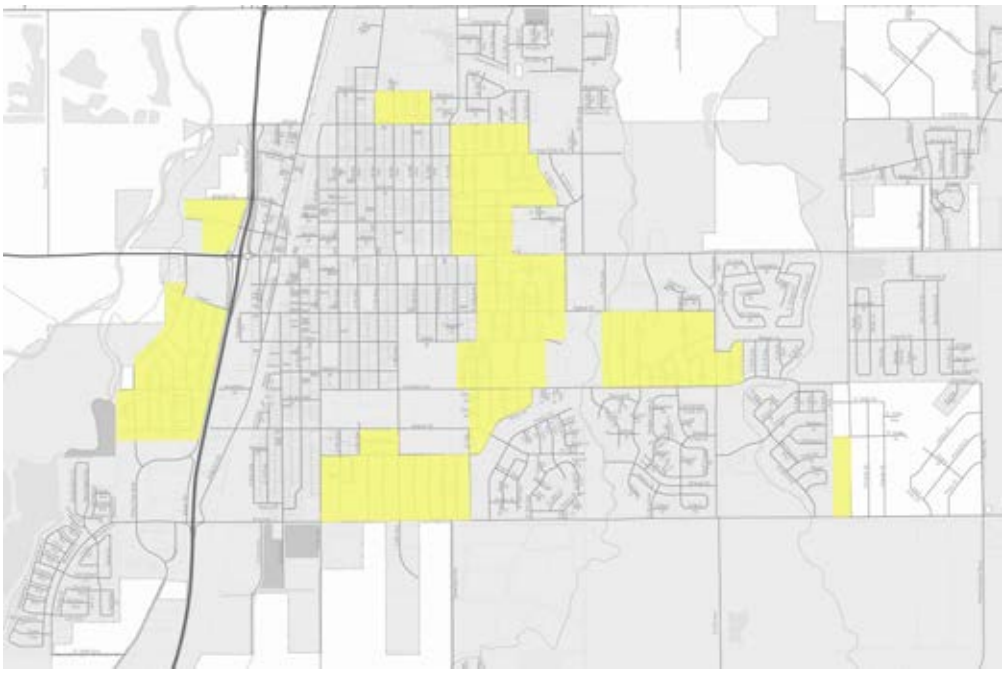
Priority Two: Recommended survey area

Priority Three: Recommended undertakings within the next twenty years

The Priority Three resources are generally located in areas predominantly constructed in the 1940s through the 1970s. Most of them are within Central Brighton, flanking the historic subdivisions surveyed in Priority One and Two. Refer to the map in Section 6 for the proposed boundaries. Single-family homes predominate, with ranch and split-level homes in the more recent areas. Commercial and retail resources are located mostly along Bridge Street.

Two subdivisions from the 1960s located outside of the city further east should be surveyed also: the Uravan and Van Aire Subdivisions. Van Aire Estates is the second oldest fly-in community in Colorado. It is a residential community with a private community runway and taxiway and individual hangars for small aircraft. Van Aire should be evaluated for potential as a historic district.

All of the Priority Three areas should have a comprehensive survey that combines the Identification level (short survey form) for 90% of the properties with Intensive level (1403 survey form) for 10% of the properties.



Priority Three: Recommended survey areas

Brighton Terrace, left

Uravan, right

7. Previously Documented Resources

TABLE 1. Entire Area of Interest: Previously Recorded at State of Colorado

ID	Name	Address	Eligibility
5AM.18		395 N. 8TH AVE., BRIGHTON	Officially not eligible
5AM.23	BRIGHTON SENIOR CENTER~WATER UTILITY~ BRIGHTON TOWN HALL	575 BUSH ST., BRIGHTON	Officially Eligible for the State Register
5AM.30	GREAT WESTERN SUGAR FACTORY (BRIGHTON)	601 N MAIN ST., BRIGHTON	106 - Officially eligible
5AM.33	BRIGHTON DEPOT	269 BRIDGE ST., BRIGHTON	Field eligible
5AM.62	OASIS RESERVOIR~BARR RESERVOIR~BARR LAKE		Field not eligible
5AM.65	FIRST PRESBYTERIAN CHURCH~ BRIGHTON FIRST PRESBYTERIAN CHURCH~ 1886 CHURCH	147 S. 1ST AVE., BRIGHTON	Listed on the State Register
5AM.82	WEHRMAN'S GARAGE	5 S 1ST AVE., BRIGHTON	106 - Officially eligible
5AM.83		107 - 117 BRIDGE ST., BRIGHTON	Field not eligible
5AM.84		164 BRIDGE ST., BRIGHTON	Field not eligible
5AM.85	CARMICHAEL BLDG	168 - 172 BRIDGE ST., BRIGHTON	Field not eligible
5AM.86	LEHRMAN MERCANTILE	176 - 180 BRIDGE ST., BRIGHTON	Field not eligible
5AM.87	HUNTER HARDWARE	177 BRIDGE ST., BRIGHTON	Field not eligible
5AM.88		234 BRIDGE ST., BRIGHTON	Field not eligible
5AM.89	GORDON HOTEL	236 - 244 BRIDGE ST., BRIGHTON	Field eligible
5AM.90		274 - 284 BRIDGE ST., BRIGHTON	Field not eligible
5AM.91		300 - 348 BRIDGE ST., BRIGHTON	Field not eligible
5AM.92	ADAMS COUNTY COURTHOUSE~ BRIGHTON CITY HALL	22 S. 4TH AVE., BRIGHTON	Listed on National Register
5AM.93	FIRST NATIONAL BANK	5 N. MAIN ST., BRIGHTON	Field not eligible
5AM.94	LEFFINGWELL BLDG	8 N. MAIN ST., BRIGHTON	Field eligible
5AM.95	FULMER SALOON	12 N. MAIN ST., BRIGHTON	Field not eligible
5AM.96	REUTER BLDG	14 - 16 N. MAIN ST., BRIGHTON	Field not eligible
5AM.97	LONGEN DRUGS	15 N. MAIN ST., BRIGHTON	Field not eligible
5AM.98	DREYER BLDG	18 - 20 N. MAIN ST., BRIGHTON	Field not eligible
5AM.99	HIGGINS SALOON	24 N. MAIN ST., BRIGHTON	Field not eligible
5AM.100	J.C. PENNEY COMPANY (BRIGHTON)	25 N. MAIN ST., BRIGHTON	Field not eligible

5AM.101	SCHLOOS CLOTHING	29 N. MAIN ST., BRIGHTON	Field not eligible
5AM.102	PUBLIC SERVICE COMPANY	33 N. MAIN ST., BRIGHTON	Field not eligible
5AM.103	EATON SAM GEN STORE	39 N. MAIN ST., BRIGHTON	Field not eligible
5AM.104	BANK OF BRIGHTON	43 N. MAIN ST., BRIGHTON	Field not eligible
5AM.105	STRONG MERCANTILE	45 N. MAIN ST., BRIGHTON	Officially not eligible
5AM.106	ELKS LODGE (BRIGHTON)> FARMERS STATE BANK	101 N. MAIN ST., BRIGHTON	Field eligible
5AM.107	HOMANN BLDG	117 N. MAIN ST., BRIGHTON	Field not eligible
5AM.108	ALLEY THE	119 N. MAIN ST., BRIGHTON	Field not eligible
5AM.109	SHIRLEY CAFE	121 N. MAIN ST., BRIGHTON	Field not eligible
5AM.110	BRIGHTON REC	122 N. MAIN ST., BRIGHTON	Field not eligible
5AM.111	BRIGHTON DISCOUNT	123 N. MAIN ST., BRIGHTON	Field not eligible
5AM.112	JAM BAR	124 - 126 N. MAIN ST., BRIGHTON	Field not eligible
5AM.113	JAM BAR 2	130 N. MAIN ST., BRIGHTON	Field not eligible
5AM.114	BRIGHTON BLADE>RAVE-KRAMBECKS	139 N. MAIN ST., BRIGHTON	Field not eligible
5AM.115	MOR VALUE STAMP COMPANY	147 N. MAIN ST., BRIGHTON	Field not eligible
5AM.116	VFW HALL	161 N. MAIN ST., BRIGHTON	Field not eligible
5AM.117	FREIDMANS	115 STRONG ST., BRIGHTON	Field not eligible
5AM.118	MOORES SALOON	118 STRONG ST., BRIGHTON	Field not eligible
5AM.120	STATE ARMORY (BRIGHTON)~ARMORY AT THE ART CULTURAL CENTER	300 STRONG ST., BRIGHTON	Officially needs data>Field eligible
5AM.121	ELKHORN RANCH		
5AM.126	LONG EXPEDITION		Field not eligible
5AM.127	HUGHES STAGE STATION		Field needs data
5AM.130	PLATTE RIVER TRAIL		Field not eligible
5AM.131	OLD BRIGHTON CEMETER	BRIDGE ST. & TELURIDE, BRIGHTON	Field not eligible
5AM.132	OVERLAND TRAIL AND STAGECOACH ROUTE		Field not eligible
5AM.133	PLEASANT PLAINS SCHOOL	E. 144TH AVE. AND POTOMAC ST., BRIGHTON	Field not eligible
5AM.134	CEMETERY - WOLPERT> CEMETERY - UNITED BRETHERN	124TH AVE. & U.S. HWY. 85, BRIGHTON	

5AM.138	BLACK METHODIST EPISCOPAL CEMETERY>BLUNDELL CEMETERY	, BRIGHTON	Field not eligible
5AM.139	BARR CITY SCHOOLHOUSE	136TH AVE. & I-76, BARR CITY	Field not eligible
5AM.140	EMIL BRUDERLIN HOUSE~HOOD-SHAW-MAXWELL HOUSE	13401 PICADILLY LN., BRIGHTON	Officially eligible
5AM.190	BRIGHTON ICE-LIGHT	N. 5TH AVE., BRIGHTON	
5AM.226	STAGE STOP	12701 BRIGHTON RD., BRIGHTON	Field not eligible
5AM.258	BASELINE BRIDGE~COUNTY LINE BRIDGE~ COUNTY RD 168 BRIDGE	COUNTY RD. 168 (BASELINE RD.), BRIGHTON	106 - Officially eligible
5AM.260		142 N. 4TH AVE., BRIGHTON	106 - Officially eligible
5AM.275		420 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.276		410 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.277		370 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.278		305 N. 7TH AVE., BRIGHTON	Officially not eligible
5AM.371	MCCANNE DITCH~MCCANN DITCH		Officially not eligible
5AM.371.1	MCCANN DITCH - SEGMENT		Officially not eligible
5AM.458	HELT FARM	11810 E. 136TH AVE., BRIGHTON	Field not eligible
5AM.459.1	DENVER PACIFIC>UNION PACIFIC RAILROAD	, BRIGHTON	106 - Officially eligible
5AM.459.2	DENVER PACIFIC RAILROAD> DENVER PACIFIC/UNION PACIFIC RAILROAD		Contrib. to Officially elig. dist.>Field eligible
5AM.460.1	FULTON DITCH (SEGMENT)		Contrib. to Officially elig. dist.>Field eligible
5AM.460.2	FULTON DITCH (SEGMENT)		106 - Officially eligible>Contrib. to Officially elig. dist.
5AM.460.4	FULTON DITCH - SEGMENT~ FULTON CANAL (SEGMENT)		106 - Officially eligible
5AM.461	ABANDONED BOXCAR (OKADA FARMS)	12670 E. 132ND AVE., BRIGHTON	Field not eligible
5AM.462	LYNCH FARM	129-- TUCSON RD., BRIGHTON	Officially not eligible
5AM.463	SAKAGUCHI FARM	12155 E. 132ND AVE., BRIGHTON	Officially not eligible
5AM.464.1	CHICAGO BURLINGTON & QUINCY~ BURLINGTON NORTHERN RAILROAD - SEGMENT		Officially not eligible
5AM.464.2	BURLINGTON NORTHERN RAILROAD		Officially not eligible

5AM.464.9	BURLINGTON NORTHERN RAILROAD		Officially not eligible
5AM.465.1	BURLINGTON DITCH - SEGMENT		Officially not eligible
5AM.465.10	BURLINGTON DITCH (SEGMENT)		106 - Officially eligible
5AM.465.2	BURLINGTON DITCH - SEGMENT		106 - Officially eligible
5AM.465.3	BURLINGTON DITCH - SEGMENT		Noncontrib. to Officially elig. dist.>Field eligible
5AM.465.4	BURLINGTON DITCH - SEGMENT		Contrib. to Officially elig. dist.>Field eligible
5AM.465.5	BURLINGTON DITCH LATERAL		Contrib. to Officially elig. dist.>Field not eligible
5AM.465.6	BURLINGTON DITCH LATERAL		Noncontrib. to Officially elig. dist.>Field not eligible
5AM.465.7	BURLINGTON DITCH - SEGMENT		Noncontributing to NR district>Field eligible
5AM.465.8	BURLINGTON DITCH - SEGMENT		Contrib. to Officially elig. dist.>Field eligible
5AM.466	REASONER FARM	REASONER DRIVE, BRIGHTON	Officially not eligible
5AM.469	FINNEGAN FARM	12661 SABLE RD., BRIGHTON	Officially not eligible
5AM.474.1	BRANTNER DITCH (SEGMENT)		106 - Officially eligible
5AM.475	BAPST-HEZLEP FARM	12890 TUCSON RD, BRIGHTON	Officially not eligible
5AM.477.11	O'BRIAN CANAL		Staff - Officially Eligible
5AM.477.2	O'BRIAN CANAL - SEGMENT		Staff - Officially Eligible>106 - Officially eligible
5AM.477.4	O'BRIAN CANAL - SEGMENT		Contrib. to Officially elig. dist.>Field eligible
5AM.478	BOXCAR (ADAMS AGGREGATE)	, BRIGHTON	Field not eligible
5AM.480		830 Bridge St	
5AM.495			Field not eligible
5AM.496	LYTLE FARM	12909-11 SABLE ROAD, BRIGHTON	Officially not eligible
5AM.515	SPEER CANAL		Field eligible>106 - Officially eligible
5AM.516	NERES CANAL		106 - Officially eligible
5AM.516.1	NERES CANAL (SEGMENT)		106 - Officially eligible

5AM.519	WEST BURLINGTON EXTENSION DITCH		Officially not eligible
5AM.519.1	WEST BURLINGTON EXTENSION DITCH		Officially not eligible
5AM.520	EAST BURLINGTON EXTENSION DITCH		Officially not eligible
5AM.520.5	EAST BURLINGTON EXTENSION DITCH		Officially not eligible
5AM.545	WHITE PROPERTY	760 S. 4TH AVE, BRIGHTON	Officially not eligible
5AM.580	BRIGHTON HIGH SCHOOL~NORTH JUNIOR HIGH SCHOOL~BRIGHTON HERITAGE ACADEMY	830 BRIDGE ST., BRIGHTON	Listed on National Register
5AM.585	WILLIAMS HOUSE	14351 E. 120TH STREET, BRIGHTON	Officially not eligible
5AM.622	BRIGHTON LATERAL DITCH		Officially not eligible
5AM.623	MOWERY FARM	12895 BUCKLEY RD., BRIGHTON	Officially not eligible
5AM.625			Officially not eligible
5AM.633	GURULE HOUSE	610 WALNUT, BRIGHTON	Officially not eligible
5AM.634	LEYBA HOUSE	259 N. 6TH AVENUE, BRIGHTON	Officially not eligible
5AM.644	MARIE M. KESSLER HOUSE	15001 BRIGHTON ROAD, BRIGHTON	Officially not eligible
5AM.647	STATE HIGHWAY 2 BRIDGE OVER BURLINGTON NORTHERN RAILROAD	COLORADO HWY 2, 100m SOUTH OF I-76,	Officially not eligible
5AM.655	JOSEPH VIGIL HOUSE	341 S. 8TH AVENUE, BRIGHTON	Officially not eligible
5AM.656	MCKINLEY COMPLEX	120TH AVE. & POTOMAC RD.,	106 - Officially eligible
5AM.657			Officially not eligible
5AM.702	RUCKER FARM>WALSH COMPLEX	11061 E. 120TH AVENUE, HENDERSON	Officially not eligible
5AM.703	SASAKI BROTHERS FARM	10690 E. 120TH AVENUE, HENDERSON	Officially not eligible
5AM.704	ERNST COMPLEX	11990 N BRIGHTON ROAD, HENDERSON	Officially not eligible
5AM.705	SCHNELL HOUSE	11920 BRIGHTON ROAD, HENDERSON	Officially not eligible
5AM.715	OLD MOTEL	10110 E 120TH AVE., HENDERSON	Officially not eligible
5AM.888	SWEANY FARM	11945 PEORIA ST.,	106 - Officially eligible
5AM.889	COFFEY FARM>FOLEY FARM	13210 E. 120TH AVE., BRIGHTON	106 - Officially eligible
5AM.890	COOPER FARM	12010 OAKLAND ST., HENDERSON	Officially not eligible
5AM.891	NEWKIRK FARM>SALTHOUSE FARM	12180 E. 120TH AVE., BRIGHTON	Officially not eligible
5AM.892	HALLER FARM	12915-12925 E. 120TH AVE.,	Officially not eligible
5AM.893	THOUTT FARM	13630 E. 120TH AVE., BRIGHTON	Officially not eligible
5AM.902	WILLIAM E. SHERART K/2 FARM~	14140 BRIGHTON RD., BRIGHTON	Centennial Farm

	STANDLEY SCOTT FARM (Centennial Farm)		
5AM.1235	EVERETT WATADA FARM~MARKETPLACE 85	12280 E. 136TH AVE., BRIGHTON	Officially Not Eligible for the State Register
5AM.1236	DAVIS HOUSE	13675 BRIGHTON RD., BRIGHTON	Officially Not Eligible for the State Register
5AM.1237	GUMMERSALL HOUSES	12920 & 12940 NOME ST., BRIGHTON	Officially Not Eligible for the State Register
5AM.1238	DICKSON FARM~BROMLEY FARM~ ALLEN AND DURLAND FARM	12855 NOME ST., BRIGHTON	Officially Eligible for the State Register
5AM.1239	VAN BUSKIRK HOUSE	12700 SABLE BLVD., BRIGHTON	Officially Not Eligible for the State Register
5AM.1364	FULTON DITCH BRIDGE~E-17-BD		Officially not eligible
5AM.1369	THIRD CREEK BRIDGE~E-17-CW		Officially not eligible
5AM.1372	FULTON CANAL BRIDGE~E-17-DZ		Officially not eligible
5AM.1377	SECOND CREEK CULVERT ~ E-17-ES		Officially not eligible
5AM.1378	THIRD CREEK CULVERT ~ E-17-ET		Officially not eligible
5AM.1384	STATE HIGHWAY 2 OVERPASS ~ E-17-FM		Officially not eligible
5AM.1385	BURLINGTON CANAL CULVERT ~ E-17-FP		Officially not eligible
5AM.1386	SECOND CREEK CULVERT ~ E-17-FQ		Officially not eligible
5AM.1387	BURLINGTON CANAL CULVERT ~ E-17-FR		Officially not eligible
5AM.1388	BURLINGTON CANAL CULVERT ~ E-17-FS		Officially not eligible
5AM.1389	BURLINGTON CANAL CULVERT ~ E-17-FT		Officially not eligible
5AM.1390	BURLINGTON CANAL BRIDGE ~ E-17-HM		Officially not eligible
5AM.1391	BURLINGTON RAILROAD OVERPASS ~ E-17-K		Officially not eligible
5AM.1392	O'BRIAN CANAL BRIDGE ~ E-17-L		Officially not eligible
5AM.1394	STATE HIGHWAY 51 OVERPASS ~ E-17-O		Officially not eligible
5AM.1395	THIRD CREEK BRIDGE ~ E-17-Q		Officially not eligible
5AM.1397	WEST BURLINGTON CANAL CULVERT ~ E-18-B		Officially not eligible
5AM.1406	FULTON DITCH BRIDGE ~ ADA120-10.3N050		Officially not eligible
5AM.1415	O'BRIAN CANAL BRIDGE ~ COMC-07-0.2-01		Officially not eligible
5AM.1453.1	BEEBE SEEP CANAL		Officially needs data
5AM.1458			Officially not eligible

5AM.1841	BROMLEY FARM-KOIZUMA HISHINUMA FARM	15820 E. 152ND AVE., BRIGHTON	Officially Eligible
5WL.945	MCCANNE DITCH~MCCANN DITCH		Officially not eligible
5WL.945.1	MCCANNE DITCH		Officially not eligible
5WL.945.2	MCCANNE / MCCANN DITCH SEGMENT		Field not eligible
5WL.945.3	MCCANNE / MCCANN DITCH SEGMENT		Field not eligible
5WL.1969.35			106 - Officially eligible
5WL.1969.50	DENVER PACIFIC RAILROAD~ UNION PACIFIC RAILROAD (SEGMENT)		106 - Officially eligible
5WL.2076	IVAN & JOAN GREIN FARM (Centennial Farm)	14007 WELD CTY RD. 2 1/2, BRIGHTON	Centennial Farm
5WL.2182.5			Officially not eligible
5WL.2182.9	BRIGHTON LATERAL DITCH - SEGMENT		Field not eligible
5WL.2245.2	FULTON DITCH		106 - Officially eligible
5WL.2245.4	FULTON DITCH - SEGMENT		Field eligible
5WL.3154.4	HOYT - TERRY STREET 115-kV TRANSMISSION LINE (HOYT - ERIE 115-kV TRANSMISSION LINE)		Does not support eligibility of entire linear resource
5WL.2362	DELVENTHAL - MILLER FARMS (CENTENNIAL FARM)	13678 WELD COUNTY RD. 4, BRIGHTON	Centennial Farm
5WL.2651.1	FULTON LATERAL DITCH		106 - Officially eligible
5WL.2651.2	FULTON LATERAL DITCH - SEGMENT		Field eligible
5WL.2653.1	LUPTON SHORTLINE DITCH		Officially not eligible
5WL.3019	CULVERT~D-17-b MINOR		Field not eligible
5WL.3154.2	HOYT TO TERRY STREET TRANSMISSION LINE – SEGMENT		Does not support eligibility of entire linear resource
5WL.3344			Officially not eligible
5WL.3966			Field not eligible
5WL.4824.1	LUPTON BOTTOM SEEP DITCH #1 - SEGMENT		Officially not eligible
5WL.4834	KRAMER FARM (CENTENNIAL FARM)	13631 WELD COUNTY ROAD 4 1/4, BRIGHTON	Centennial Farm
5WL.5668	BASELINE BRIDGE~COUNTY LINE BRIDGE~ COUNTY RD 168 BRIDGE	COUNTY RD. 168 (BASELINE RD.), BRIGHTON	106 - Officially eligible>Field eligible

TABLE 2. Within Current Brighton City Limits: Previously Recorded at State of Colorado

ID	Name	Address	Eligibility
5AM.18		395 N. 8TH AVE., BRIGHTON	Officially not eligible
5AM.23	BRIGHTON SENIOR CENTER~ WATER UTILITY~BRIGHTON TOWN HALL	575 BUSH ST., BRIGHTON	Officially Eligible for the State Register
5AM.30	GREAT WESTERN SUGAR FACTORY (BRIGHTON)	601 N MAIN ST., BRIGHTON	106 - Officially eligible
5AM.33	BRIGHTON DEPOT	269 BRIDGE ST., BRIGHTON	Field eligible
5AM.65	FIRST PRESBYTERIAN CHURCH~BRIGHTON FIRST PRESBYTERIAN CHURCH~1886 CHURCH	147 S. 1ST AVE., BRIGHTON	Listed on the State Register
5AM.82	WEHRMAN'S GARAGE	5 S 1ST AVE., BRIGHTON>	106 - Officially eligible
5AM.83		107 - 117 BRIDGE ST., BRIGHTON	Field not eligible
5AM.84		164 BRIDGE ST., BRIGHTON	Field not eligible
5AM.85	CARMICHAEL BLDG	168 - 172 BRIDGE ST., BRIGHTON	Field not eligible
5AM.86	LEHRMAN MERCANTILE	176 - 180 BRIDGE ST., BRIGHTON	Field not eligible
5AM.87	HUNTER HARDWARE	177 BRIDGE ST., BRIGHTON	Field not eligible
5AM.88		234 BRIDGE ST., BRIGHTON	Field not eligible
5AM.89	GORDON HOTEL	236 - 244 BRIDGE ST., BRIGHTON	Field eligible
5AM.90		274 - 284 BRIDGE ST., BRIGHTON	Field not eligible
5AM.91		300 - 348 BRIDGE ST., BRIGHTON	Field not eligible
5AM.92	ADAMS COUNTY COURTHOUSE~ BRIGHTON CITY HALL	22 S. 4TH AVE., BRIGHTON	Listed on National Register
5AM.93	FIRST NATIONAL BANK	5 N. MAIN ST., BRIGHTON	Field not eligible
5AM.94	LEFFINGWELL BLDG	8 N. MAIN ST., BRIGHTON	Field eligible
5AM.95	FULMER SALOON	12 N. MAIN ST., BRIGHTON	Field not eligible
5AM.96	REUTER BLDG	14 - 16 N. MAIN ST., BRIGHTON	Field not eligible
5AM.97	LONGEN DRUGS	15 N. MAIN ST., BRIGHTON	Field not eligible
5AM.98	DREYER BLDG	18 - 20 N. MAIN ST., BRIGHTON	Field not eligible
5AM.99	HIGGINS SALOON	24 N. MAIN ST., BRIGHTON	Field not eligible
5AM.100	J.C. PENNEY COMPANY (BRIGHTON)	25 N. MAIN ST., BRIGHTON	Field not eligible
5AM.101	SCHLOOS CLOTHING	29 N. MAIN ST., BRIGHTON	Field not eligible

5AM.102	PUBLIC SERVICE COMPANY	33 N. MAIN ST., BRIGHTON	Field not eligible
5AM.103	EATON SAM GEN STORE	39 N. MAIN ST., BRIGHTON	Field not eligible
5AM.104	BANK OF BRIGHTON	43 N. MAIN ST., BRIGHTON	Field not eligible
5AM.105	STRONG MERCANTILE	45 N. MAIN ST., BRIGHTON	Officially not eligible
5AM.106	ELKS LODGE (BRIGHTON)>FARMERS STATE BANK	101 N. MAIN ST., BRIGHTON	Field eligible
5AM.107	HOMANN BLDG	117 N. MAIN ST., BRIGHTON	Field not eligible
5AM.108	ALLEY THE	119 N. MAIN ST., BRIGHTON	Field not eligible
5AM.109	SHIRLEY CAFE	121 N. MAIN ST., BRIGHTON	Field not eligible
5AM.110	BRIGHTON REC	122 N. MAIN ST., BRIGHTON	Field not eligible
5AM.111	BRIGHTON DISCOUNT	123 N. MAIN ST., BRIGHTON	Field not eligible
5AM.112	JAM BAR	124 - 126 N. MAIN ST., BRIGHTON	Field not eligible
5AM.113	JAM BAR 2	130 N. MAIN ST., BRIGHTON	Field not eligible
5AM.114	BRIGHTON BLADE>RAVE-KRAMBECKS	139 N. MAIN ST., BRIGHTON	Field not eligible
5AM.115	MOR VALUE STAMP COMPANY	147 N. MAIN ST., BRIGHTON	Field not eligible
5AM.116	VFW HALL	161 N. MAIN ST., BRIGHTON	Field not eligible
5AM.117	FREIDMANS	115 STRONG ST., BRIGHTON	Field not eligible
5AM.118	MOORES SALOON	118 STRONG ST., BRIGHTON	Field not eligible
5AM.120	STATE ARMORY (BRIGHTON)~ ARMORY AT THE ART CULTURAL CENTER	300 STRONG ST., BRIGHTON	Officially needs data>Field eligible
5AM.126	LONG EXPEDITION		Field not eligible
5AM.130	PLATTE RIVER TRAIL		Field not eligible
5AM.131	OLD BRIGHTON CEMETER	BRIDGE ST. & TELURIDE, BRIGHTON	Field not eligible
5AM.132	OVERLAND TRAIL AND STAGECOACH ROUTE		Field not eligible
5AM.134	CEMETERY - WOLPERT> CEMETERY - UNITED BRETHERN	124TH AVE. & U.S. HWY. 85, BRIGHTON	
5AM.190	BRIGHTON ICE-LIGHT	N. 5TH AVE., BRIGHTON	
5AM.260		142 N. 4TH AVE., BRIGHTON	106 - Officially eligible
5AM.276		410 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.277		370 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.278		305 N. 7TH AVE., BRIGHTON	Officially not eligible
5AM.371	MCCANNE DITCH~MCCANN DITCH		Officially not eligible

5AM.459.1	DENVER PACIFIC>UNION PACIFIC RAILROAD	, BRIGHTON	106 - Officially eligible
5AM.459.2	DENVER PACIFIC RAILROAD>DENVER PACIFIC/UNION PACIFIC RAILROAD		Contrib. to Officially elig. dist.>Field eligible
5AM.460.1	FULTON DITCH (SEGMENT)		Contrib. to Officially elig. dist.>Field eligible
5AM.464.2	BURLINGTON NORTHERN RAILROAD		Officially not eligible
5AM.464.9	BURLINGTON NORTHERN RAILROAD		Officially not eligible
5AM.465.1	BURLINGTON DITCH - SEGMENT		Officially not eligible
5AM.465.3	BURLINGTON DITCH - SEGMENT		Noncontrib. to Officially elig. dist.>Field eligible
5AM.465.5	BURLINGTON DITCH LATERAL		Contrib. to Officially elig. dist.>Field not eligible
5AM.465.6	BURLINGTON DITCH LATERAL		Noncontrib. to Officially elig. dist.>Field not eli
5AM.465.7	BURLINGTON DITCH - SEGMENT		Noncontri to NR district>Field eligible
5AM.465.8	BURLINGTON DITCH - SEGMENT		Contrib. to Officially elig. dist.>Field eligible
5AM.469	FINNEGAN FARM	12661 SABLE RD., BRIGHTON	Officially not eligible
5AM.477.2	O'BRIAN CANAL - SEGMENT		Staff - Officially Eligible>106
5AM.496	LYTLE FARM	12909-11 SABLE ROAD, BRIGHTON	Officially not eligible
5AM.515	SPEER CANAL		106 - Officially eligible
5AM.519	WEST BURLINGTON EXTENSION DITCH		Officially not eligible
5AM.545	WHITE PROPERTY	760 S. 4TH AVE, BRIGHTON	Officially not eligible
5AM.580	BRIGHTON HIGH SCHOOL~NORTH JUNIOR HIGH SCHOOL~BRIGHTON HERITAGE ACADEMY	830 BRIDGE ST., BRIGHTON	Listed on National Register
5AM.585	WILLIAMS HOUSE	14351 E. 120TH STREET, BRIGHTON	Officially not eligible
5AM.622	BRIGHTON LATERAL DITCH		Officially not eligible
5AM.625			Officially not eligible
5AM.633	GURULE HOUSE	610 WALNUT, BRIGHTON	Officially not eligible
5AM.634	LEYBA HOUSE	259 N. 6TH AVENUE, BRIGHTON	Officially not eligible
5AM.644	MARIE M. KESSLER HOUSE	15001 BRIGHTON ROAD, BRIGHTON	Officially not eligible
5AM.655	JOSEPH VIGIL HOUSE	341 S. 8TH AVENUE, BRIGHTON	Officially not eligible
5AM.656	MCKINLEY COMPLEX	120TH AVE. & POTOMAC RD.,	106 - Officially eligible
5AM.657			Officially not eligible
5AM.889	COFFEY FARM>FOLEY FARM	13210 E. 120TH AVE., BRIGHTON	106 - Officially eligible

5AM.891	NEWKIRK FARM>SALTHOUSE FARM	12180 E. 120TH AVE., BRIGHTON	Officially not eligible
5AM.892	HALLER FARM	12915-12925 E. 120TH AVE.,	Officially not eligible
5AM.893	THOUTT FARM	13630 E. 120TH AVE., BRIGHTON	Officially not eligible
5AM.902	WILLIAM E. SHERART K/2 FARM~ STANDLEY SCOTT FARM (Centennial Farm)	14140 BRIGHTON RD., BRIGHTON	Centennial Farm
5AM.1235	EVERETT WATADA FARM~MARKETPLACE 85	12280 E. 136TH AVE., BRIGHTON	Officially Not Eligible for the State Register
5AM.1236	DAVIS HOUSE	13675 BRIGHTON RD., BRIGHTON	Officially Not Eligible for the State Register
5AM.1239	VAN BUSKIRK HOUSE	12700 SABLE BLVD., BRIGHTON	Officially Not Eligible for the State Register
5AM.275		420 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.1364	FULTON DITCH BRIDGE~E-17-BD		Officially not eligible
5AM.1369	THIRD CREEK BRIDGE~E-17-CW		Officially not eligible
5AM.1377	SECOND CREEK CULVERT ~ E-17-ES		Officially not eligible
5AM.1378	THIRD CREEK CULVERT ~ E-17-ET		Officially not eligible
5AM.1388	BURLINGTON CANAL CULVERT ~ E-17-FS		Officially not eligible
5AM.1395	THIRD CREEK BRIDGE ~ E-17-Q		Officially not eligible
5AM.1397	WEST BURLINGTON CANAL CULVERT ~ E-18-B		Officially not eligible
5AM.1458			Officially not eligible
5AM.1841	BROMLEY FARM-KOIZUMA HISHINUMA FARM	15820 E. 152ND AVE., BRIGHTON	Listed on National Register

ID	NAME	ADDRESS	ASSESS
5WL.2076	IVAN & JOAN GREIN FARM (Centennial Farm)	14007 WELD CTY RD. 2 1/2, BRIGHTON	Centennial Farm
5WL.2245.2	FULTON DITCH		106 - Officially eligible
5WL.2245.4	FULTON DITCH - SEGMENT		Field eligible
5WL.2362	DELVENTHAL - MILLER FARMS (CENTENNIAL FARM)	13678 WELD COUNTY RD. 4, BRIGHTON	Centennial Farm
5WL.3154.2	HOYT TO TERRY STREET TRANSMISSION LINE - SEGMENT		Does not support eligibility of entire linear resc needs data
5WL.3154.4	HOYT - TERRY STREET 115-kV TRANSMISSION LINE (HOYT - ERIE 115-kV TRANSMISSION LINE)		Does not support eligibility of entire linear resc eligible
5WL.3344			Officially not eligible
5WL.3966			Field not eligible

TABLE 3. Within Area of Interest: Address only available: Previously Recorded at State of Colorado

ID	Address	Eligibility
5AM.1332	136 N. 8TH AVE., BRIGHTON	Officially not eligible
5AM.1335	187 N. 5TH AVE., BRIGHTON	Officially not eligible
5AM.1336	401 N. 7TH AVE., BRIGHTON	Officially not eligible
5AM.1338	142 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.1339	347 N. 7TH AVE., BRIGHTON	Officially not eligible
5AM.1340	235 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.1341	130 N. 7TH AVE., BRIGHTON	Officially not eligible
5AM.1342	316 N. 5TH AVE., BRIGHTON	Officially not eligible
5AM.1344	337 N. 7TH AVE., BRIGHTON	Officially not eligible
5AM.1345	114 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.1346	171 N. 5TH AVE., BRIGHTON	Officially not eligible
5AM.1347	162 N. 10TH AVE., BRIGHTON	Officially not eligible
5AM.1348	130 N. 8TH AVE., BRIGHTON	Officially not eligible
5AM.1349	388 N. 5TH AVE., BRIGHTON	Officially not eligible
5AM.1350	64 N. 9TH AVE., BRIGHTON	Officially not eligible
5AM.1351	316 MADISON, BRIGHTON	Officially not eligible
5AM.1352	166 N. 5TH AVE., BRIGHTON	Officially not eligible
5AM.1353	345 MADISON AVE., BRIGHTON	Officially not eligible
5AM.1354	391 N. 8TH AVE., BRIGHTON	Officially not eligible
5AM.1355	173 N. 6TH AVE., BRIGHTON	Officially not eligible
5AM.1356	314 N. 5TH AVE., BRIGHTON	Officially not eligible
5AM.1424	81 N. 9TH AVE., BRIGHTON	Officially not eligible
5AM.1425	266 N. 10TH, BRIGHTON	Officially not eligible
5AM.1426	227 N. 7TH AVE., BRIGHTON	Officially not eligible
5AM.1427	42 N. 9TH, BRIGHTON	Officially not eligible
5AM.1428	55 N. 9TH, BRIGHTON	Officially not eligible

TABLE 4. Local Brighton "Watch List": Previously Recorded at State of Colorado

ID	Name	Address
5AM.100	J.C. PENNEY COMPANY (BRIGHTON)	25 N. MAIN ST., BRIGHTON
5AM.101	SCHLOOS CLOTHING	29 N. MAIN ST., BRIGHTON
5AM.102	PUBLIC SERVICE COMPANY	33 N. MAIN ST., BRIGHTON
5AM.103	EATON SAM GEN STORE	39 N. MAIN ST., BRIGHTON
5AM.104	BANK OF BRIGHTON	43 N. MAIN ST., BRIGHTON
5AM.105	STRONG MERCANTILE	45 N. MAIN ST., BRIGHTON
5AM.106	ELKS LODGE (BRIGHTON)>FARMERS STATE BANK	101 N. MAIN ST., BRIGHTON
5AM.107	HOMANN BLDG	117 N. MAIN ST., BRIGHTON
5AM.108	ALLEY THE	119 N. MAIN ST., BRIGHTON
5AM.109	SHIRLEY CAFE	121 N. MAIN ST., BRIGHTON
5AM.110	BRIGHTON REC	122 N. MAIN ST., BRIGHTON
5AM.111	BRIGHTON DISCOUNT	123 N. MAIN ST., BRIGHTON
5AM.112	JAM BAR	124 - 126 N. MAIN ST., BRIGHTON
5AM.113	JAM BAR 2	130 N. MAIN ST., BRIGHTON
5AM.114	BRIGHTON BLADE>RAVE-KRAMBECKS	139 N. MAIN ST., BRIGHTON
5AM.115	MOR VALUE STAMP COMPANY	147 N. MAIN ST., BRIGHTON
5AM.116	VFW HALL	161 N. MAIN ST., BRIGHTON
5AM.117	FREIDMANS	115 STRONG ST., BRIGHTON
5AM.118	MOORES SALOON	118 STRONG ST., BRIGHTON
5AM.121	ELKHORN RANCH	
5AM.131	OLD BRIGHTON CEMETER	BRIDGE ST. & TELURIDE, BRIGHTON
5AM.133	PLEASANT PLAINS SCHOOL	E. 144TH AVE. AND POTOMAC ST., BRIGHTON
5AM.138	BLACK METHODIST EPISCOPAL CEMETERY>BLUNDELL CEMETERY	, BRIGHTON
5AM.18		395 N. 8TH AVE., BRIGHTON
5AM.190	BRIGHTON ICE-LIGHT	N. 5TH AVE., BRIGHTON
5AM.23	BRIGHTON SENIOR CENTER~WATER UTILITY~BRIGHTON TOWN HALL	575 BUSH ST., BRIGHTON
5AM.258	BASELINE BRIDGE~COUNTY LINE BRIDGE~COUNTY RD 168 BRIDGE	COUNTY RD. 168 (BASELINE RD.), BRIGHTON

5AM.260		142 N. 4TH AVE., BRIGHTON
5AM.275		420 N. 6TH AVE., BRIGHTON
5AM.276		410 N. 6TH AVE., BRIGHTON
5AM.277		370 N. 6TH AVE., BRIGHTON
5AM.278		305 N. 7TH AVE., BRIGHTON
5AM.30	GREAT WESTERN SUGAR FACTORY (BRIGHTON)	601 N MAIN ST., BRIGHTON
5AM.33	BRIGHTON DEPOT	269 BRIDGE ST., BRIGHTON
5AM.371	MCCANNE DITCH~MCCANN DITCH	
5AM.623	MOWERY FARM	12895 BUCKLEY RD., BRIGHTON
5AM.65	FIRST PRESBYTERIAN CHURCH~BRIGHTON FIRST PRESBYTERINA CHURCH~1886 CHURCH	147 S. 1ST AVE., BRIGHTON
5AM.82	WEHRMAN'S GARAGE	5 S 1ST AVE., BRIGHTON>5 S FIRST AVE., BRIGHTON
5AM.83		107 - 117 BRIDGE ST., BRIGHTON
5AM.84		164 BRIDGE ST., BRIGHTON
5AM.85	CARMICHAEL BLDG	168 - 172 BRIDGE ST., BRIGHTON
5AM.86	LEHRMAN MERCANTILE	176 - 180 BRIDGE ST., BRIGHTON
5AM.87	HUNTER HARDWARE	177 BRIDGE ST., BRIGHTON
5AM.88		234 BRIDGE ST., BRIGHTON
5AM.888	SWEANY FARM	11945 PEORIA ST.,
5AM.90		274 - 284 BRIDGE ST., BRIGHTON
5AM.91		300 - 348 BRIDGE ST., BRIGHTON
5AM.92	ADAMS COUNTY COURTHOUSE~BRIGHTON CITY HALL	22 S. 4TH AVE., BRIGHTON
5AM.93	FIRST NATIONAL BANK	5 N. MAIN ST., BRIGHTON
5AM.94	LEFFINGWELL BLDG	8 N. MAIN ST., BRIGHTON
5AM.95	FULMER SALOON	12 N. MAIN ST., BRIGHTON
5AM.96	REUTER BLDG	14 - 16 N. MAIN ST., BRIGHTON
5AM.97	LONGEN DRUGS	15 N. MAIN ST., BRIGHTON
5AM.98	DREYER BLDG	18 - 20 N. MAIN ST., BRIGHTON
5AM.99	HIGGINS SALOON	24 N. MAIN ST., BRIGHTON

Table 5: Unrecorded Brighton Watch List

10 S 17th Ave Dr
10040 Crystal
1006 Bush St
101 S 10th Ave
102 N 7th Ave
104 N 4th Ave
105 Great Western Ave
105 S 3rd Ave
106 S 11th Ave
107 S 4th Ave
11101 Brighton Rd
11295 E 136 Ave
115 N Main St
115 S 3rd Ave
11573 WCR 6
12148 E 132nd Ave
12210 Brighton Rd
12240 Brighton Rd
12271 Brighton Rd
123 S 1st Ave
12350 Brighton Rd
12398 Oakland St
12480 E 132nd Ave
12486 WCR 8
129 S 4th Ave
12972 WCR 6
13006 WCR 2 1/2
1301 Skeel St
13022 Potomac St
13039 WCR 4
13295 E 136 Ave
13305 WCR 2
135 S 4th Ave
13502 WCR 6
13512 E 132 Ave
13577 WCR 2 1/2
13639 WCR 4
13678 WCR 4
13695 E 136th Ave
136th Ave and Harvest
13713 WCR 6
13785 Potomac St
13821 E 144th Ave
13916 WCR 8
14012 E 132nd Ave
14031 Sable Blvd
14095 Brighton Blvd
14139 WCR 4
14151 Potomac St
14168 Brighton Rd
14270 Meadowlark Ln
14281 Sable Blvd
14390 140th Ave
144 S 3rd Ave
14501 Brighton Blvd
14771 Chambers Rd
14810 E 136th Ave
14820 Sable Blvd
14831 Chambers Rd
15 S 8th Ave
150 S Main St
152nd Ave and Harvest
153 S 4th Ave
155 N Main St
15650 1/2 E 144th Ave
15820 E Bromley Ln
159 S 4th Ave
16110 E 168th Ave
162 S 5th Ave
16200 E 14th Ave
16291 E 136th Ave
164 S 4th Ave
16440 E 168th Ave
16480 E Bromley Ln
165 N Main St
16640 E 136th Ave
167 S 4th Ave
168 S 11th Ave
16802 Buckley Rd
16804 Buckley Rd

170 S Main St
17110 E 168th Ave
174 S 5th Ave
175 S Main St
17505 E Bridge St
178 S 4th Ave
181 N 5th Ave
185 N 7th Ave
19211 E Bridge St
1931 E Bridge St
20 S 17th Ave Dr
201 N 4th Ave
201 S Main St
202 N 5th Ave
2021 WCR 27
203 N 8th Ave
203 S 3rd Ave
204 N 4th Ave
204 N 6th Ave
204 N 8th Ave
204 N Main St
205 Egbert St
20555 152nd Ave
20575 152nd Ave
208 N 4th Ave
209 N 7th Ave
209 N Kuner
21 N 5th Ave
210 S 4th Ave
2101 WCR 27
214 N 4th Ave
218 N Main St
2191 E Bridge St
21955 160th Ave
222 N 4th Ave
224 N Main St
2252 WCR 21
228 N 4th Ave
23100 160th Ave
233 N Main St
2331 128th Ave
234 N 4th Ave
23600 128th Ave
238 N Main St
238 S 10th Ave
240 N 4th Ave
245 S 4th Ave
245 S 5th Ave
246 N 4th Ave
247 S 5th Ave
254 N 4th Ave
255 S 6th Ave
257 s 5th Ave
258 N 4th ave
26 S 9th Ave
236 N Main St
2645 WCR 23
265 N Main St
266 N 4th Ave
269 N 10th Ave
270/278 N Main St
272 N 4th Ave
275 S 3rd Ave
275 S 5th Ave
278 S 5th Ave
280 N 4th Ave
280 S Main St
284 N 4th Ave
290 N 4th Ave
290 N 6th Ave
30 S 7th Ave
300 Strong St
301 S 4th Ave
301 S Main St
301 S 1st Ave
305 Strong St
309 N 6th Ave
309 N 7th Ave
315 S 4th Ave
316 N 5th Ave
32 N 7th Ave
322 Madison St
322 S 5th Ave
34 S 5th Ave

345 S 1st Ave
347 S 4th Ave
355 Strong St
360 S 3rd Ave
363 N Main St
398 S 20th Ave
401 N 7th Ave
405 S 4th Ave
41 WCR 27
410 Strong St
417 S 4th Ave
428 Strong St
433 S 3rd Ave
434 Strong St
444 Strong St
444 Walnut St
445 Strong St
445 Walnut St
49 S 5th Ave
51 S 1st Ave
525 S 3rd Ave
55 S 1st Ave
55 S 4th Ave
568 Bridge St
59 S 1st Ave
60 S Cabbage Ave
601 Walnut St
619 Walnut St
620 Strong St
628 Strong St
643 S 2nd Ave
650 E Bridge Street
68 S 5th
705 Bridge St
72 S Main St
725 Bridge St
743 Bridge St
75 S 5th Ave
76 S 6th Ave
76 S Main St
85 N 9th Ave
9 1st Ave
901 S 4th Ave
926 WCR 23 1/2
951 Walnut St
9965 WCR 2

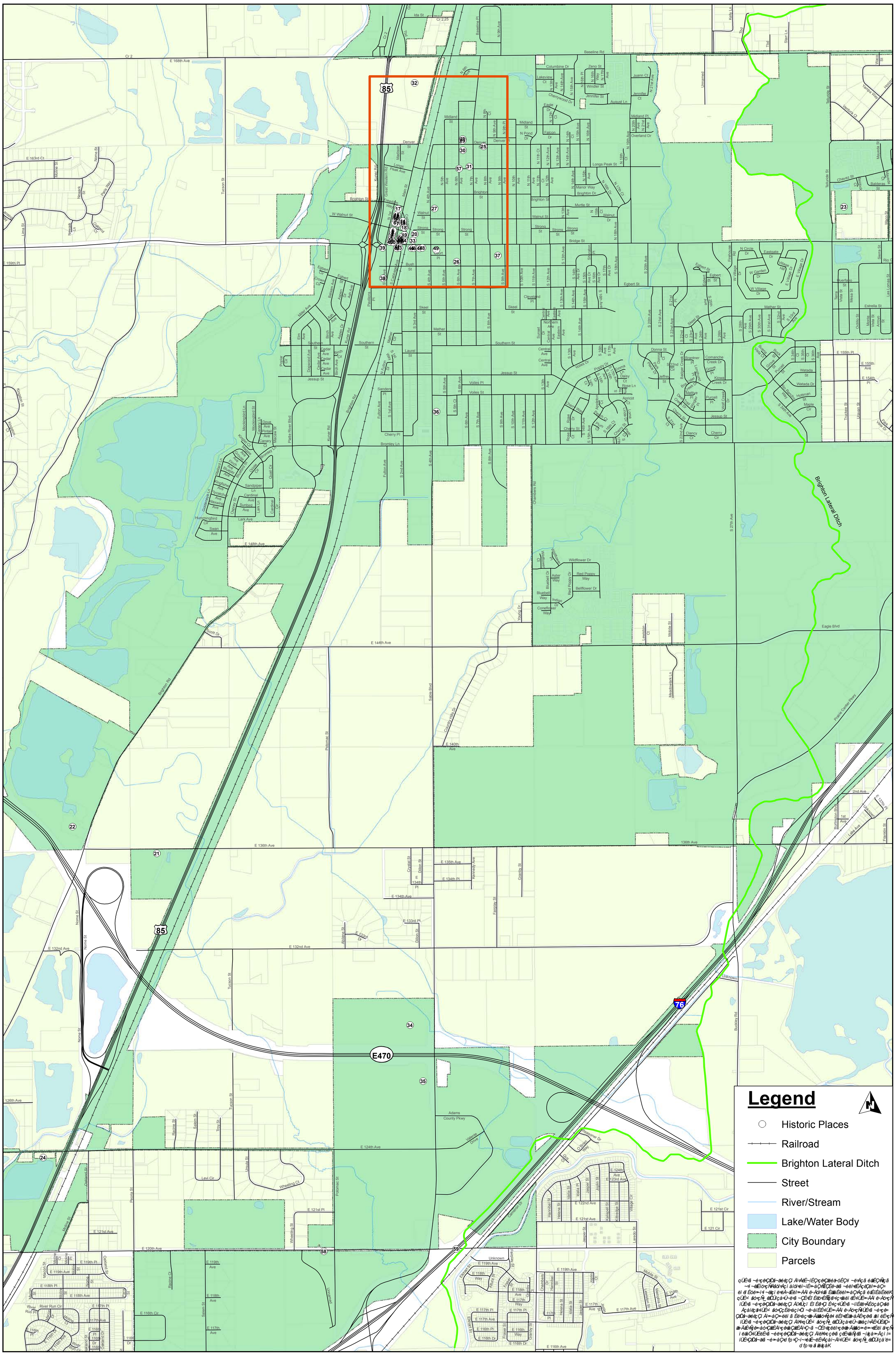
S.E. Corner WCR 2 and I-76

WCR 27 and WCR 8
WCR 2 Bridge
WCR 2 and 168th St

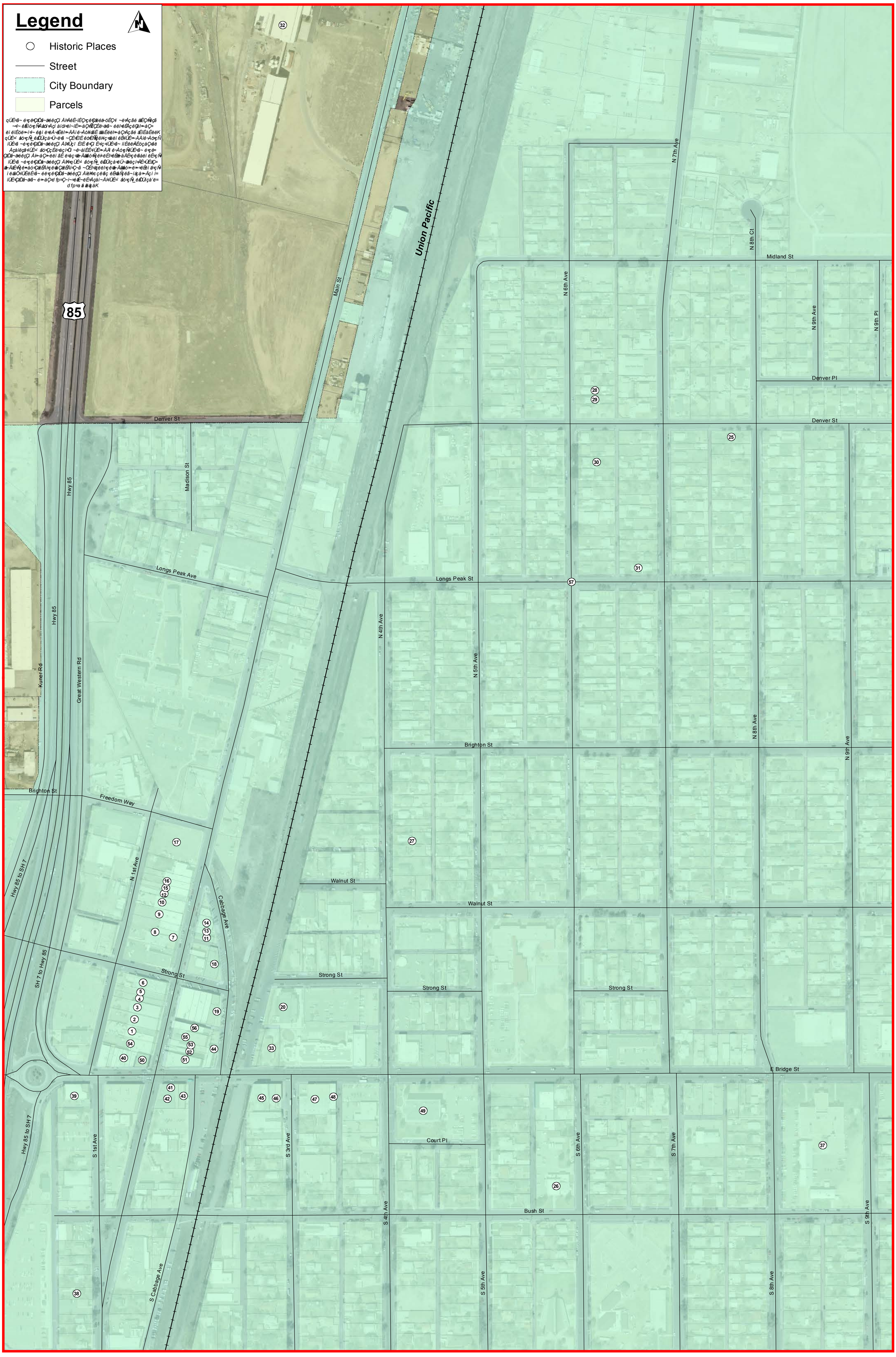
300 E Bridge St

175 S 4th Ave
231 S 4th ave
13701 E 144th Ave

Brighton Historic Places based on State Information



Downtown Brighton Historic Places from State Records



Id	Name	Address	Comments
1	J.C. PENNEY COMPANY (BRIGHTON)	25 N MAIN ST	
2	SCHLOOS CLOTHING	29 N MAIN ST	
3	PUBLIC SERVICE COMPANY	33 N MAIN ST	
4	EATON SAM GEN STORE	39 N MAIN ST	
5	BANK OF BRIGHTON	43 N MAIN ST	
6	STRONG MERCANTILE	45 N MAIN ST	
7	ELKS LODGE (BRIGHTON)>FARMERS STATE BANK	101 N MAIN ST	
8	HOMANN BLDG	117 N MAIN ST	
9	ALLEY THE	119 N MAIN ST	
10	SHIRLEY CAFE	121 N MAIN ST	
11	BRIGHTON REC	122 N MAIN ST	
12	BRIGHTON DISCOUNT	123 N MAIN ST	
13	JAM BAR	124 - 126 N MAIN ST	
14	JAM BAR 2	130 N MAIN ST	
15	BRIGHTON BLADE>RAVE-KRAMBECKS	139 N MAIN ST	
16	MOR VALUE STAMP COMPANY	147 N MAIN ST	
17	VFW HALL	161 N MAIN ST	
18	FREIDMANS	115 STRONG ST	
19	MOORES SALOON	118 STRONG ST	
20	STATE ARMORY (BRIGHTON)~ARMORY AT THE ART CULTURAL CENTER	300 STRONG ST	
21	EVERETT WATADA FARM~MARKETPLACE 85	12280 E 136TH AVE	
22	DAVIS HOUSE	13675 BRIGHTON RD	
23	OLD BRIGHTON CEMETERY	BRIDGE ST & TELURIDE	
24	CEMETERY - WOLPERT>CEMETERY - UNITED BRETHERN	124TH AVE & U.S. HWY 85	
25		395 N 8TH AVE	
26	BRIGHTON SENIOR CENTER~WATER UTILITY~BRIGHTON TOWN HALL	575 BUSH ST	
27		142 N 4TH AVE	
28		420 N 6TH AVE	
29		410 N 6TH AVE	
30		370 N 6TH AVE	
31		305 N 7TH AVE	
32	GREAT WESTERN SUGAR FACTORY (BRIGHTON)	701 N MAIN ST	
33	BRIGHTON DEPOT	269 BRIDGE ST	
34	VAN BUSKIRK HOUSE	12700 SABLE BLVD	
35	FINNEGAN FARM	12661 SABLE RD	
36	WHITE PROPERTY	760 S 4TH AVE	
37	BRIGHTON HIGH SCHOOL~NORTH JUNIOR HIGH SCHOOL~BRIGHTON HERITAGE ACADEMY	830 BRIDGE ST	
38	FIRST PRESBYTERIAN CHURCH~BRIGHTON FIRST PRESBYTERINA CHURCH~1886 CHURCH	147 S 1ST AVE	
39	WEHRMAN'S GARAGE	5 S 1ST AVE BRIGHTON>5 S FIRST AVE	
40		107 - 117 BRIDGE ST	
41		164 E BRIDGE ST	
42	CARMICHAEL BLDG	168 - 172 BRIDGE ST	
43	LEHRMAN MERCANTILE	176 - 180 BRIDGE ST	

44	HUNTER HARDWARE	177 BRIDGE ST	
45		234 BRIDGE ST	
46	GORDON HOTEL	236 - 244 BRIDGE ST	
47		274 - 284 BRIDGE ST	
48		300 - 348 BRIDGE ST	
49	ADAMS COUNTY COURTHOUSE~BRIGHTON CITY HALL	22 S 4TH AVE	
50	FIRST NATIONAL BANK	5 N MAIN ST	
51	LEFFINGWELL BLDG	8 N MAIN ST	
52	FULMER SALOON	12 N MAIN ST	
53	REUTER BLDG	14 - 16 N MAIN ST	
54	LONGEN DRUGS	15 N MAIN ST	
55	DREYER BLDG	18 - 20 N MAIN ST	
56	HIGGINS SALOON	24 N MAIN ST	
57	BRIGHTON ICE-LIGHT	N 6TH AVE & LONGS PEAK ST	UNDETERMINED ADDRESS
58	HALLER FARM	12915-12925 E 120TH AVE	CANNOT VERIFY ADDRESS LOCATION, 12915 IS PRAIRIE VIEW MS
59	WILLIAMS HOUSE	14351 E 120TH STREET	CANNOT VERIFY ADDRESS LOCATION, NO 120TH STREET IN CITY LIMITS

8. Bibliography

Section 8: Bibliography

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Interviews:

Dave Anderson – City of Brighton Water Treatment Plant Supervisor, Phone Interview
Kim Schoen – City of Brighton Wastewater Treatment Plant Supervisor, Phone Interview
Heidi Storz – Marketing and Communications Director, United Power Inc., E-mail correspondence
Pat Reither – City of Brighton Historic Preservation Commission, E-mail correspondence

Online Sources:

Adams County Colorado: Adams County Regional Park
Adams County Colorado: Geographic Information Systems:Real Property Maps
Ancestry.Com: Adams County Colorado: Forgotten Past of Adams County, Vol 1
City of Brighton Colorado: Parks and Recreation Department
Colorado Department of Natural Resources: Barr Lake State Park History
Metro Wastewater Reclamation District: Northern Treatment Plant
City-Data.com, Brighton, Colorado. http://www.city-data.com/city/Brighton-Colorado.html
The History Channel, "Dust Bowl", 2012. http://www.history.com/topics/dust-bowl
Rocky Mountain PBS, "Colorado's Dust Bowl – an introduction". 2012. Http://www.rmpbs.org

9. Appendix

Resource Number:
Temporary Resource Number:

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:
2. Temporary resource number:
3. County:
4. City:
5. Historic building name:
6. Current building name:
7. Building address:
8. Owner name and address:

II. GEOGRAPHIC INFORMATION

9. P.M. _____ Township _____ Range _____
   _____ ¼ of _____ ¼ of _____ ¼ of _____ ¼ of section _____
10. UTM reference
    Zone ___ ___; ___ ___ ___ ___ ___ ___mE ___ ___ ___ ___ ___ ___ ___mN
11. USGS quad name: _____
    Year:_____ Map scale: 7.5'____ 15'____ Attach photo copy of appropriate map section.
12. Lot(s): _____ Block:_____
    Addition: _____Year of Addition: _____
13. Boundary Description and Justification:

III. Architectural Description

14. Building plan (footprint, shape):
15. Dimensions in feet: Length_____x Width _____
16. Number of stories:
17. Primary external wall material(s):
18. Roof configuration:
19. Primary external roof material:
20. Special features:
21. General architectural description:
22. Architectural style/building type:

23. Landscaping or special setting features:

24. Associated buildings, features, or objects:

IV. Architectural History

25. Date of Construction: Estimate:_____ Actual: _____
    Source of information:
26. Architect:
    Source of information:
27. Builder/Contractor:
    Source of information:
28. Original owner:
    Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):

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

V. Historical Associations

31. Original use(s):
32. Intermediate use(s):
33. Current use(s):
34. Site type(s):
35. Historical background:

36. Sources of information:

VI. Significance

37. Local landmark designation: Yes ____ No ____ Date of designation: _____
    Designating authority:
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:

40. Period of significance:

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance:

43. Assessment of historic physical integrity related to significance:

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible ____ Need Data _____

45. Is there National Register district potential? Yes ___ No

    Discuss:

    If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

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

VIII. Recording Information

47. Photograph numbers:

    Negatives filed at:

48. Report title:

49. Date(s):

50. Recorder(s):

51. Organization:

52. Address:

53. Phone number(s):

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

Resource Number:
Temporary Resource Number:

History Colorado - Office of Archaeology and Historic Preservation
COLORADO CULTURAL RESOURCE SURVEY

Form #1403: Architectural Inventory Form Instructions

An *Architectural Inventory Form* must be completed for buildings and structures recorded as part of an intensive level historical & architectural survey. In most cases, sheds, privies, carriage houses, statues, and other associated buildings or objects do not merit individual forms; however, they should be recorded in Field 24.

Care should be taken not to leave any fields on the survey form blank. All of the required information has been requested for specific reasons and, therefore, is important. The directions for specific fields below offer suggestions for appropriate alternatives to leaving a field blank.

Certain fields require the use of terms from the OAHP Lexicon Tables (available at http://www.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1403LexTable.pdf). These terms are used to facilitate computer database searches. You may use the narrative fields to elaborate on or to modify Lexicon terms.

This form is designed to be filled out via computer word processing or database. You may enter as much information as necessary in each non-Lexicon field, using as many lines and pages as required. However, do not break narrative sections by placing part of the information on continuation sheets. To ease encoding of the survey information into the SiteFiles database, care should be taken to clearly distinguish the information provided from the prompts on the form. Underlining and bolding represent two methods for making this distinction.

Please include the following information in the upper right hand corner of page 2 and all subsequent pages:

Site number: ######
Page number: # of #

It is also acceptable to include the CLG or SHF grant number in the header.

Survey forms should be corner-stapled (not bound or in notebooks) and submitted in site number order.

I. IDENTIFICATION

1. Site number: Please put the official OAHP site number here. If the site has been previously surveyed, enter the existing official OAHP site number. Contact OAHP staff (303-866-5216) to obtain site numbers for newly surveyed sites.

2. Temporary site number: List any temporary numbers assigned in the field.

3. County: Indicate county in which site is located.

4. City: Indicate the nearest municipality.

5. Historic resource name: Give the historic name(s) of the primary resource. Some houses have well-known historic names, usually related to the original owner (Jones House) or a string of prominent owners (Jones-Smith-Rodriguez House). For commercial

establishments the historic building name is usually the name of the first business located in the property. If you do not know the historic name, Unknown is an appropriate response. If the property does not have an historic name, then N/A may be entered.

6. Current resource name: Give the name by which the primary resource is currently known. For properties which have remained in the same ownership for a substantial period of time, this may be the current owner's name (the Franklin House) for domestic buildings or the current business name (Scrub-a-lot Laundry) for commercial establishments. In cases of rental properties or buildings which have changed ownership frequently, the response N/A may be entered.

7. Resource address: Indicate exact street address and zip code of the primary resource. In cases where the resources on the site have different addresses be sure to indicate which address belongs to which building.

8. Owner name and address: Indicate complete owner name and address. Keep in mind the owner may be a private individual, organization, or a specific federal, state, or local agency. Be aware also the property and owner address are not always the same. This is particularly true when recording either seasonal/ rental homes or chain stores and other commercial establishments owned by large, out-of-state corporations.

II. Geographic Information

9. Public Land Survey System (PLSS): Fill in all blanks with the Principal Meridian, Township, Range, Section, and four Quarter Sections. This information can be computed from the USGS quadrangle map or it may be available from the local tax assessors or planning office.

10. UTM reference: If the area of the resource is less than 10 acres, only one Universal Transverse Mercator (UTM) reference for a point centered on the site must be completed. If the resource includes 10 or more acres, the area must be enclosed by a three-or-more sided figure with a UTM reference for each corner. Points may be given in clockwise or counterclockwise order. This information can be computed using a map and template, handheld GPS unit in the field, or websites such as Topozone.com. Be sure to state whether the UTMs are given in NAD27 or NAD83; OAHP prefers the use of NAD27. Please do not provide a separate UTM for each building or structure within the site.

11. USGS quad name: Historical & architectural survey projects require the use of a 7.5 minute scale quadrangle (commonly referred to as a quad) map. List the quad map name and map date. If the map has been photo-revised, include the photo-revised date.

12. Lot, Block, and Addition: Include this information for buildings or structures recorded in cities or towns. The information can be obtained from local planning or assessor offices. Rural properties may not have this information.

13. Boundary description and justification: Describe the physical extent of the property surveyed. When appropriate include street names, property lines, and geographic features. Explain why these boundaries were chosen.

III. Architectural/ Engineering Description

14. Resource plan (footprint, shape): Identify the plan or footprint of the building or structure. Use only terms from the OAHP Lexicon Tables.

15. Dimensions: Provide the overall dimensions of the building in feet. Indicate if these figures are actual or estimates.

16. Number of stories: Give the number of stories of the building or structure. Do not count the basement as a story but be sure to mention it in the General architectural description (Field 21). It is possible to have partial stories, for example 1-1/2 stories. Make sure this information is consistent with data provided elsewhere on the survey form.

17. Primary external wall material(s): Indicate no more than two materials. Use only terms from the OAHP Lexicon Tables. Materials must be not only visible-- a brick wall covered with stucco should be indicated as stucco-- but also prominent or the most prevalent. If no subcategory applies, indicate the general category. For example, indicate Granite if it is known to be the type of stone; however, if the specific type of stone is not listed or is unknown, indicate Stone only. Make sure this information is consistent with data provided elsewhere on the survey form.

18. Roof configuration: Indicate no more than one configuration. Use only terms from the OAHP Lexicon Tables. Make sure this information is consistent with data provided elsewhere on the survey form.

19. Primary external roof material: Indicate no more than one material. Use only terms from the OAHP Lexicon Tables. If no subcategory applies, indicate the general category. Make sure this information is consistent with data provided elsewhere on the survey form.

20. Special features: Indicate all that apply using only terms from the OAHP Lexicon Tables. The list of special features is not all-inclusive but represents features most often used for database searches.

21. General architectural description: This narrative section should be as long as necessary to adequately describe the building or structure. You may elaborate on Lexicon terms given above to include secondary materials, unusual roof configurations, and distinctive architectural features. It is best to describe the building from ground to roof and elevation by elevation (side by side). Be sure to indicate which portion of the description applies to the façade (the front of the building or structure).

    Information featured in the general description will depend on your access to the property. Key items to record include: 1) the direction the building or structure faces if it is not evident in the sketch map; 2) the basement and foundation materials; 3) the type of structural support system (such as trusses); 4) the presence of towers, dormers, and balconies; 5) details about the decorative features; 6) the location of chimneys in relation to the building; 7) window location and types (for example: four original double-hung windows on the east elevation); 8) door location, material, and style; and 9) porch location, support system, roof type, and materials. If possible, provide information concerning the design and condition of the interior. Any other information relevant to the architectural description may also be noted.

Care should be taken to make the general description as clear and concise as possible. Avoid the use of jargon or over-technical architectural terms. Thorough, precise general descriptions are not only easier to enter into the SiteFiles database but also more beneficial to local communities for use in walking tours or other follow-on activities.

22. Architectural style/ building type: Indicate the building's architectural style and/ or building type. Use only terms from the OAHP Lexicon Tables. If no subcategory applies, indicate the general category. If the style either falls outside the standard categories or has local origins, please discuss it briefly as part of the narrative General architectural description in Field 21 and at length in the survey report.

    For information concerning architectural styles, refer to standard architectural style guidance such as information available in *A Field Guide to Colorado's Historic Architecture & Engineering* (http://www.historycolorado.org/oahp/colorados-historic-architecture-engineering-field-guide) or *A Field Guide to American Houses* by Virginia and Lee McAlester.

23. Landscaping or special setting features: Describe the setting of the building. If the building or structure is in a rural environment include information concerning both natural features (streams, mountains) and human made features (agricultural fields, orchards, ditches). If the building is located in an urban environment include such features as gardens and landscaping.

24. Associated buildings or objects: Associated buildings are also known as outbuildings. An outbuilding is subsidiary to, but separate from, a main house or building. Examples of frequently encountered outbuildings include detached garages, carriage houses, sheds, and privies. Frequently encountered objects near surveyed buildings include statues, fountains, and monuments. Every effort should be made to describe each associated building or object. If associated buildings or objects are known to exist but cannot be surveyed, this fact should be noted on the form.

    Complete descriptions should include plan, primary external wall materials, roof configuration, primary external roof materials, special features, architectural style or type (if applicable), and date of construction. To a certain extent, the relative size and quality of the associated building or object will determine the amount of information recorded. For example, more detail should be provided for significant resources such as substantial carriage houses or large barns than for a simple shed.

    Provide each associated building or object with a number and name (for example: 1- detached garage, 2- shed, 3- fountain). These same labels should be used to identify the associated buildings and objects on the photographs and the sketch map.

IV. Architectural History

25. Date of construction: Give the construction date and indicate if the date is actual or an estimate. A circa date or a date range may be given as an estimate. Construction dates may be estimated using photographs, oral histories, Sanborn maps, and/or an analysis of the resource itself. Indicate the source(s) of the given date.

In some cases it is appropriate to include multiple dates of construction. When a property has been extensively remodeled or completely restored, both the original construction date and the date of the change should be given and clearly identified. For example: 1886 (original) and 2005 (restoration). All of the details about how the building evolved from its earliest date to its current appearance should be provided in Field 29- Construction history.

26. Architect/ Designer: Give the full name of the architect or designer and indicate the source of this information. Some buildings or structures may not have an architect or designer. In such cases N/A represents an appropriate response. If the name of the architect or designer was not discovered during the research process, then Unknown may be entered.

27. Builder/ Contractor: Give the name of the builder and indicate the source of the information. Do not put the name of the original owner unless there is evidence the original owner actually constructed the building or structure. The builder may also be the name of the construction firm. Provide the source of this information. If the name of the builder or contractor was not discovered during the research process, then Unknown may be entered.

28. Original owner: Give the name of the first owner of the property. Provide the source of this information. If the name of the original owner was not discovered during the research process, then Unknown may be entered.

29. Construction history: Provide a complete description of all alterations, demolitions, and additions. Include details about interior modifications if known. Provide dates, actual or estimates, for changes. Sources for researching construction history include historic photographs, oral history interviews, assessor's records, Sanborn maps, building permits, and surveyor observations from a physical examination of the building or structure.

30. Original location: Indicate whether the resource is on its original site or has been moved. If applicable, note the date of the move.

V. Historical Associations

31. Original use(s): Indicate the original building use or uses. Use only terms from the OAHP Lexicon Tables.

32. Intermediate use(s): Complete only if building or structure has had more than two (2) uses in its history. Use only terms from the OAHP Lexicon Tables.

33. Current use(s): Indicate the current use or uses of the building. If the current use is the same as the original use, indicate that use in both sections. Use only terms from the OAHP Lexicon Tables.

34. Site type(s): Indicate the site type corresponding to the past and current uses. For example, if the building use is Domestic-Single Dwelling, then the site type might be Suburban Home. This is a free text field; you are not restricted by a set lexicon.

35. Historical background: Provide historical information regarding associated individuals, the importance of the building in the community, and relevant historic events. This section should not only indicate who lived at the property but also place these individuals in proper

historical context by explaining who they were in terms of ethnicity, occupation, and family relations. Whenever possible include information about the individuals and events associated with the property up to the present day. It is usually easier to gather this more recent information now rather than waiting until the records are less accessible. Recording a complete property history not only keeps forms current for longer (less need for resurvey) but also allows for the collection of information now which may gain greater significance over time. Sources for researching the Historical background include census records, city directories, and oral histories.

36. Sources of information: Note the source(s) used for the Historical background.

VI. Significance

37. Local landmark designation: Indicate whether the resource is a designated local landmark. If the property is locally designated, provide the date of designation and the name of the designating authority (county or municipality).

38. Applicable National Register criteria: Check as many criteria as applicable or check that none of the criteria apply. This assessment should be based upon significance only/ exclusive of integrity considerations.

39. Areas of Significance: Indicate the Areas of Significance associated with the building or structure. Use only terms from the OAHP Lexicon Tables. Include at least one Area of Significance for each of the applicable criteria checked in Field 38. If the resource does not meet any of the National Register criteria, then N/A may be entered in this field.

40. Period of Significance: Indicate the single year or date range during which the resource attained its importance. One Period of Significance should be provided for each Area of Significance listed in Field 39. When using Architecture as an Area of Significance, the Period of Significance is generally a single year: the year the building was constructed or first occupied. A second Period of Significance may be appropriate if an addition is architecturally significant in its own right. If the resource does not meet any of the National Register criteria, then N/A may be entered in this field.

41. Level of Significance: Indicate the geographic context in which the resource is significant (local, state, or national). This field should not be confused with eligibility as a local landmark or a State or National Register property. Remember local landmark properties are not just buildings important in local community history or architecture. These properties could also be significant in a statewide or even national context. Similarly, resources listed in the National Register are not necessarily of national importance.

42. Statement of Significance: Explain the reason(s) why the resource is important. The text can include details from the Historical background (Field 35), but the majority of the narrative should be an analysis of resource importance. The Statement of Significance should address the chosen National Register eligibility criteria (Field 38) and justify their applicability. Care should be taken to avoid negative Statements of Significance, passages which highlight what a property is not (lacks both associations with past persons or events and distinguishing architectural characteristics or style). The Statement of Significance refers to only the surveyed resource, not any potential district. This narrative is written without consideration of integrity.

43. Assessment of historic physical integrity related to significance: Assess the impact of any alterations to the location, setting, design, materials, workmanship, feeling, and association of the building based on its significance. Write a clear, definitive statement as to whether the property possesses sufficient integrity to convey its significance. The Assessment of Integrity refers to only the surveyed resource, not any potential district. Make sure this information is consistent with data provided elsewhere on the survey form.

VII. National Register Eligibility Assessment

44. National Register Eligibility Field Assessment: Indicate whether the resource is eligible, not eligible, or needs data. This appraisal should be consistent with both the Statement of Significance (Field 42) and Assessment of Integrity (Field 43).

45. National Register eligible district: Indicate whether a potential National Register historic district exists. At the 'Discuss' prompt state why the potential district is important, referring to specific Areas and Periods of Significance and the proposed boundaries for the district.

46. Existing National Register District designation: Indicate whether the resource is located within a designated National Register historic district. Also note if the building is contributing or noncontributing to that district.

VIII. Recording Information

47. Photograph numbers: For traditional 35 mm prints give the roll and negative number(s) for the photos of the primary resource, associated buildings, or objects. For digital prints give each image a logical file name which includes the site number, image number, and description (if applicable). Sample file names for digital images might follow one of these formats: 5DV1000_1.tif, 5LR2175_1farmhouse.tif, or 5PE2955_1front.tif. Each building or structure-- including associated buildings and objects-- should be photographed. The photographs should show as many elevations (sides) as possible. However, good judgment should be used; for example, with an eight-sided grain bin it is not necessary to photograph each elevation if all eight are identical. Photographs of important architectural details are also useful. Indicate the location of the negatives for traditional prints or the CD with digital images.

48. Report title: Provide the name of the survey report with which the building or structure is associated. If a report is not completed, indicate N/A.

49. Date(s): Enter the date resource was recorded in the field.

50. Recorder(s): Enter the full name of the recorder(s).

51. Organization: Enter the name of the organization, agency, or company with whom the recorder is affiliated (be specific).

52. Address: Enter the address of the organization, agency, or company conducting the survey.

53. Phone Number: Give the phone number of the company/agency with whom the recorder is affiliated.

ADDITIONAL REQUIRED MATERIALS:

The three items below should be stapled to the pages of the completed *Architectural Inventory Form.*

1. Sketch Map

Please provide a sketch map of the building or structure and the surrounding area. Be sure to include all associated buildings or objects and label them according to the numbers assigned in Field 24 on the survey form.

The purpose of this map is to graphically depict the resource, the relationship of cultural and natural components to one another, the location of site features, the boundaries of the resource, and the relative scale of the components. The map may be manually drafted or created through a computerized program.

A sketch map for an historical & architectural survey should include: building address and site number, site boundary, and major topographical or natural features in the vicinity (especially applicable for rural sites). Each sketch map should have a detailed key and a north arrow. The map should be drawn to scale, if possible. If the sketch map shows more than one property (common for urban settings), indicate the recorded resource with a circle, arrow, or other logical marking.

Sample sketch maps appear in the *Colorado Cultural Resource Survey Manual* (http://www.historycolorado.org/oahp/survey-manual).

2. USGS Map Location

Attach a 1:24,000 photocopy (not reduced or enlarged) portion of a United States Geographical Survey (USGS) quad map to the form. The recorded site should be marked in a way that does not obscure the location. The preferred methods for marking surveyed properties on the map are to circle the building(s) with a thin-tipped marker in a bright color (red, green) or to indicate the location with a small-headed arrow.

Standard quadrangle maps are available from the U.S. Geological Survey Map Center or online (http://www.usgs.gov/pubprod/maps.html). Quad maps are also available at some sporting goods and maps stores. To order quad maps or instruction booklets from the USGS, contact:

Map Center, U.S. Geological Survey
Box 25286
Denver Federal Center, Building 810
Denver, CO 80225
303-202-4700

3. Photographs

Each building or structure, including associated buildings and objects, should be photographed. If access to the property is denied or restricted, then a complete photographic record of the site cannot be obtained. The photographs should show as many elevations (sides) as possible. However, good judgment should be used; for example, with an eight-sided grain bin it is not necessary to photograph each elevation if all eight are identical. Photographs of important architectural details are also useful. Photos must be in black and white, either traditional 35 mm

or digital prints. For more information about the processing standards for photographs accompanying intensive level historical & architectural survey forms, see http://www.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1527photo.pdf.

Labeling photographs on the back with a blunt, very soft lead (#6 or higher) or grease pencil is the only truly archival technique. For survey projects involving more than a handful of properties, pencil labeling is generally time prohibitive. In those cases, acid-free "archival" labels, available from an archival product supplier, may be used on survey photographs. The best type is foil-backed, as these will prevent ink migration. Do not use mailing labels from an office supply store, as these are not archival quality. Contact OAHP (303-866-3395) if you have difficulty finding appropriate labels. The back of each photograph should be labeled with the site number, street address and city/town/ vicinity, date the photograph was taken and, if applicable, both the film roll and exposure number and the CLG or SHF project number. If the site includes associated buildings or objects the labels for these photographs should also include the number and description assigned in Field 24 on the survey form.

Photographs should be placed in archival sleeves and attached to the survey form. Archival photo sleeves are often available from local stationery, drug, or discount stores. Sleeves may also be ordered from archival material suppliers' websites. Be sure to get archival quality pages (polypropylene). Do not use PVC or "sticky back" album pages. Sleeves that hold multiple photographs per page are best. Photographs should be placed one to a pocket, not back to back.

ADDITIONAL OPTIONAL MATERIALS:

Attached photocopies of historic images can enhance the completed survey forms. Such views are often available from postcards, walking tour guides, and local history archives. References to these images should be included on the form so this material is not overlooked. The best place to include references is usually in Fields 29 and 43. The pictures can be used to illustrate building changes which feature in the Construction history and to support Assessments of Integrity. Always indicate the source and date, actual or estimate, for any historic images.

Certain optional materials are not appropriate to attach to a survey form. Do **not** include photocopies of deeds, property transfers, personal documents (birth, death, marriage certificates), or handwritten field notes.

Colorado Cultural Resources Inventory

Architectural Identification Form

Eligibility Evaluation (OAHP use only)

Date _____Initials _____

____ Not evaluated – Data Needed:
_____

____ Potentially Eligible - NR
____ Evaluation Criteria: A B C D
____ Potentially Eligible - SR
____ Evaluation Criteria: A B C D E
____ Eligible district - contributing
____ Eligible district - noncontributing

This form is intended for use in survey projects undertaken for preservation planning purposes, and is not to be used for review and compliance surveys as required for Section 106 projects. This form provides a basic descriptive record of a property, and may be used to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the *Architectural Inventory Form* (OAHP form # 1403). For guidance on completing this form and all required accompanying documentation, please refer to the instructions, available online at [ ], and to the *Colorado Cultural Resources Survey Manual,* available online at [ ].

IDENTIFICATION

Property name: ☐ historic ☐ current ☐ other

Resource classification: _____buildings _____ structures _____ objects _____sites

Ownership: ☐ federal ☐ state ☐ local ☐ non-profit ☐ private ☐ unknown

Owner(s) contact info:

LOCATION

Street Address:

City/Town: ☐ vicinity

USGS Quad (7.5'): year: _____

Parcel number: _____

Parcel information: Lot(s): _____ Block: _____ Addition: _____

Acreage: _____ ☐ actual ☐ estimated

PLSS information: Principal Meridian _____ Township _____ Range _____

_____¼ of _____ ¼ of section _____

DESCRIPTION

Construction features (forms, materials, details) *example shown below*

Resource ID/name	Stories	Style/Type	Foundation	Structural System	Walls	Windows	Roof	Chimney	Porch
1. House	*1.5*	*Late 19th-Early 20th century American movements*	*Brick*	*Wood frame*	*Wood novelty siding, wood shingles*	*1/1, 2/2 wood double-hung*	*Wood shingle, gable front*	*Interior; brick w/ corbelled cap*	*1-story, 4-bay, turned posts, spindle frieze*

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

Landscape (important features of the immediate environment):

DRAFT

OAHP Site #:

HISTORICAL ASSOCIATIONS *(based on visual observations and review of secondary sources):*

Property Type:

Associated Historic Context(s):

Historic function/use: Current function/use (if different):

Significant date(s): _____ source: ☐ estimated ☐ _____

Associated Historic Themes:

Agriculture Architecture Art Commerce Community Planning & Dev't Education Engineering Entertainment/Recreation
Ethnic Heritage Exploration/Settlement Health/Medicine Industry Landscape Architecture Military Performing Arts
Politics/Gov't Religion Science Social History Transportation Other _____

Associated OAHP Historic Periods *(suggested 9/2011):*

European and American Expansionism in the Region, 1541-1803
Nuevo Mexico and the American Territories, 1803-1858
Creation of Colorado, 1859-1876
Late 19th Century Boom and Bust, 1876-1900
Economic Recovery and Growth, 1900-1929
The Great Depression and World War II, 1929-1945
Post-War Exuberance, 1945-1971
Late 20th Century Trends, 1972-2000
The New Millennium, 2001-Present

Notes:

Sources:

SKETCH PLAN *please indicate approximate scale*

N

RECORDING INFORMATION

Survey date:

Surveyed by:

Project sponsor:

Photo log:

HOW TO COMPLETE THE ARCHITECTURAL IDENTIFICATION FORM

Revised June 2012

Please type or print and fill in the form as completely as possible. If you have more information than will fit on the inventory form, print on a continuation sheet (8½" x 11") and attach to the OAHP Architectural Identification Form.

Front of Form

IDENTIFICATION

OAHP site # - obtain from OAHP Survey Coordinator prior to submittal of completed form; a Smithsonian Trinomial number, unique for each file in the state inventory, which includes a state code for Colorado (5), a county code for Otero (OT), and a sequential number for the surveyed property (e.g., 123). The site # might thus be 5OT.123.

Property name - If known, provide name(s) of building; indicate whether name is historic/original; current; or other. Historic name could be that of original or prominent owners or occupants, original or prominent businesses, original institutional occupant (e.g., Rocky Ford City Administration Building). If the building is popularly known by a current or other name, please provide it as well and clarify that it is not a historic name.

Resource classification – please indicate the number and type of resources located on the property.

Ownership - Correct ownership information at the time of survey is crucial for the inventory. Indicate the type of ownership, if known; and provide the owner(s) contact information (name, mailing address and other available information) of an individual, organization, or agency.

LOCATION

Street address - Current physical location of property (no PO boxes); include number, street name, and ZIP code.

City/Town - Municipality in which the property is located. For rural properties, indicate nearest municipality and indicate "vicinity."

USGS Quad: provide name and date of United States Geographical Survey (USGS) topographical quadrangle map where the property is located; attach a photocopied or printed portion of the map to the form upon submittal to OAHP, with a circle indicated the building's location. If a USGS map is not available then a planning or similar small scale map be substituted, and its name, date, and scale should be provided.

Parcel number - for communities that have assigned tax parcel numbers, please provide that information in this space.

Parcel information: Lot(s), block, addition/subdivision (year of addition/subdivision) - This information can be obtained from the local tax assessor's or planning office. Rural addresses rarely have such information. If there are no block or lot numbers, then the township, range, and section are crucial.

Acreage – if known, indicate size of property/parcel (may be available from assessor's office, plat map, or land survey, or other source); indicate whether number is estimated or actual

PLSS information (Principal Meridian, Township, Range, and Section) - This information should be available at the local tax assessor or planning office as part of the property record files.

DESCRIPTION

Construction features (forms, materials, details) – using architectural terms from the Architectural Survey Glossary handout, provide information for each resource (primary and secondary resources) located on the property. As applicable, identify characteristics for each of the following categories:

Stories	Style/Type	Foundation	Structural System	Walls	Windows	Roof	Chimney	Porch

Optional additional description – list any other architectural features of note, including plan/footprint, overall dimensions or square footage, character-defining and decorative elements, interior features, major alterations, major additions; provide estimated dates of any additions and alterations if known

Landscape – indicate in list form any notable landscape elements (driveways, parking lots, major trees, heirloom shrubs or perennials, fences, decorative and utilitarian water features, etc.)

Back of Form

HISTORICAL ASSOCIATIONS

Property type – indicate what kind of resource is being documented – church, single-family dwelling, hospital, commercial building, service station, train depot, irrigation ditch, ranch, farmstead, etc.

Associated Historic Context(s) – list titles of any historic context reports, Multiple Property Documentation Forms, and other survey reports that may provide context to aid in understanding and evaluating this property's significance or integrity

Function/Use - Briefly note the building's historic use(s) and present use(s); for example a church's use is as a religious facility; a school's use is as an educational facility, a train depot's use is rail-related transportation; choices for these two fields are typically drawn from a list of terms developed for the National Register of Historic Places.

Significant date(s): List important dates if known; for example, date of construction (may be visible on a cornerstone or in a name plaque in the cornice, or suggested in local tax or building permit records); provide dates of major alterations, if known; provide dates of any specific historic events known to have taken place at the property; provide date range for significant historic use (e.g., operation of a successful local mercantile store in a commercial building 1905-1965); indicate whether date(s) are estimated or provide source of information (e.g. a book, city directory, interview with long-time local resident).

Associated Historic Themes: circle one or more themes with which the surveyed property is or may be associated. For example, a commercial building is likely associated with Commerce, but may also be a fine example of the Italianate style and would also be associated with the Architecture theme. If it was also a regular meeting place for community gossip or had a fraternal lodge's meeting hall housed in an upper level, it would also be associated with Social History.

Associated OAHP Historic Periods: Circle one or more time periods from a selection of statewide historic contexts with which the surveyed property is or may be associated. For example, a Craftsman-style bungalow built in 1910 would be associated with Economic Recovery and Growth, 1900-1929. If it also housed the workshop where an inventor developed in the 1950s irrigation equipment and techniques that revolutionized agricultural operations and production, the property might also be associated with Post-War Exuberance, 1945-1971.

Notes – Use this space to note any historical facts or background about the property that might be helpful in understanding whether or not it is significant or retains integrity. Questions to consider: has the building been moved, and if so from where? Was there an architect? Do you know who was the builder/contractor for the property? Is there City Directory information on occupants? Does the property appear in historic maps, photos, or other documents?

Sources - Please include references (bibliography, footnotes, or endnotes) for all historical sources consulted and indicate the location of original materials (libraries, archives, courthouse record room, etc.). If you have more information than will fit on this form, attach additional sheets as necessary.

RECORDING INFORMATION

Survey date – provide date(s) of field documentation

Surveyed by - provide the name, address, email address (if available), and day-time phone number of the person(s) who completed the survey form and/or took photos.

Project sponsor – provide the sponsoring organization's name, address, email address, and phone number, along with the name of a contact person overseeing the project for the organization.

Photo log - Provide a photo log that lists all photos of the property – and other information such as the digital image file name, date, brief label/caption, and photographer credit. Please see Photographic Documentation Guidelines handout for details on taking and processing the photos that will be submitted with the survey forms. Generally, during the survey fieldwork, the surveyor takes at least two exteriors that show all sides of the principal resource/building, and at least one general view that documents the setting and all buildings, structures, and objects on the property. Additional images of details or interiors (if allowed) are encouraged, but not required. Digital images may be submitted as labeled black-and-white prints, or on a CD-RW disc with an accompanying color printout of corresponding labeled images.

SKETCH PLAN - Provide a simple sketch of the surveyed property; drawing does not need to be to scale or exact, but it is helpful to provide an approximate scale (e.g. 1" = 50'). On the sketch plan, locate the approximate property boundaries, the principal and secondary resources, any major landscape features, and adjacent roads and alleys. Label resources according to property type and identify names of roads or streets depicted on map. Note that North arrow is provided, and orient sketch plan properly to reflect North.

COLORADO CULTURAL RESOURCES SURVEY

Historic Cultural Landscapes

This form, modeled on the Historic American Landscapes Survey (HALS) Short Format History Template, is intended to aid in documenting the identification and evaluation of many types of historical landscapes in Colorado, including historic archaeological landscapes. For guidance on completing this form and the required accompanying documentation (maps, photos), please refer to the instructions found at: http://www.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/word/1404i.doc and to the *Colorado Cultural Resources Survey Manual* at: www.historycolorado.org/archaeologists/survey-manual.

Prehistoric archaeological landscapes should still be recorded on the *OAHP Management Data Form* (#1400) and the appropriate component forms. Historic linear landscape features (ditches, roads, railroads, etc. in whole or part) documented independently of the surrounding landscape context during archaeological surveys should still be recorded on the *OAHP Management Data Form* (#1400), accompanied by the *OAHP Linear Component Form* (#1418). Post-World War II Subdivisions should be recorded on OAHP form #1403 b.

Official eligibility determination (OAHP use only)

Date _____Initials _____

_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Eligible NR District -- contributing
_____ Eligible NR District -- noncontributing

IDENTIFICATION

Property name: ❑ historic ❑ current ❑ other

Resource Count: ___ buildings ___ structures ___ objects ____sites

Ownership: ❑ federal ❑ state ❑ city ❑ county ❑ private ❑ unknown

Owner(s) contact info:

Previously recorded resources associated with property *(provide list of OAHP site numbers)*:

LOCATION

Street Address:

Municipality: ❑ vicinity

USGS quad (7.5'): year: _____

Parcel number: _____

Parcel information: Lot(s): _____ Block: _____

Acreage: _____ ❑ actual ❑estimated

PLSS information: Principal Meridian _____ Township _____ Range _____

____ ¼ of _____ ¼ of _____ ¼ of _____ ¼ of section _____

Boundary Description and Justification: ❑historic ❑legal ❑other _____
please note that boundary on accompanying location map should conform to boundary as described

DESCRIPTION *(address all applicable features; include alterations and dates, when known)*

Natural Features

Topography:

Vegetation (include seasonal changes):

Water:

Geology:

Ecology:

Climate:

Designed / Cultural Features

Land Use patterns:

Planting patterns:

Boundary demarcations:

Spatial organization/layout:

Circulation networks:

Views and vistas:

Water features (functional and ornamental):

Buildings, Structures, Objects:*

Small-scale elements (markers, statuary, site furnishings, etc.):

Other (including ephemeral qualities – sounds, activities, wildlife, smells, etc.):

**list and briefly describe; attach Architectural Inventory Form (#1403) for each major resource*

Cultural Landscape Classification

Site *or* District

Historic Designed Landscape
or
Historic Vernacular Landscape
or
Ethnographic Landscape

Type of Landscape

- ❑ Garden (private)
- ❑ Park (public)
- ❑ Green/Common/Plaza
- ❑ Boulevard/Parkway/Trail
- ❑ Other Transportation
- ❑ Agricultural
- ❑ Exhibition/Fairgrounds
- ❑ Mine/Quarry
- ❑ Other Industrial
- ❑ Campus
- ❑ Sports/Recreation
- ❑ Cemetery
- ❑ Commemorative/Memorial
- ❑ Residential Subdivision (other than Post-World War II)
- ❑ Office Park
- ❑ Traditional Cultural Property (TCP)
- ❑ Natural Landform or other Geological Formation
- ❑ Other (please specify):

DEVELOPMENTAL HISTORY

Location: ❑ original ❑ moved date(s) moved: _____

Development date(s): _____ ❑ estimated ❑ actual source:

Designer(s) / builder(s): ❑ attributed ❑ documented source:

Developmental history and evolution: *identify changes to landscape over time (additions, alterations, boundary alterations, demolitions):*

HISTORICAL ASSOCIATIONS

Original/historic use: Current use:

Historical Background/Overview (identify sources of information):

HISTORIC CONTEXT EVALUATION*

Name of Historic Context:

Area(s) of significance: Significant Person(s):

Period(s) of significance: _____ Significant Date(s): _____

Level of significance: ❑ National ❑ State ❑ Local

Discuss presence or absence of character-defining features needed to convey significance within this context:

Landscape retains Integrity of: ❑ location ❑ setting ❑ design ❑ materials ❑ workmanship ❑ association ❑ feeling

Discuss presence or absence of integrity within this context:

ELIGIBILITY ASSESSMENT

Existing designation? ❑ No ❑ Yes ❑ Individual property ❑ District

Designated property or district name:

Designating authority: Designation date: _____

If the property is within the boundaries of an existing designated district, is it: ❑ Contributing ❑ Noncontributing

Individual site: ❑ Eligible ❑ Not Eligible ❑ Needs Data

Applicable NR Criteria: A B C D Applicable Criteria Considerations: A B C D E F G

Applicable SR Criteria: A B C D E

Summary:

Potential district: ❑ Eligible ❑ Not Eligible ❑ Needs Data

Applicable NR Criteria: A B C D Applicable Criteria Considerations: A B C D E F G

Applicable SR Criteria: A B C D E

Summary:

If there is NR district potential, itemize contributing and non-contributing resources:

RECORDING INFORMATION

Survey date: Associated Report:

Photo log:

Surveyed by (include contact info):

Project sponsor (include contact info):

*For additional guidance on documenting and evaluating historic cultural landscapes, refer to the following National Register bulletins: *Guidelines for Evaluating and Registering Cemeteries and Burial Places*; *How to Evaluate and Nominate Designed Historic Landscapes*; *Guidelines for Evaluating and Documenting Rural Historic Landscapes; Guidelines for Evaluating and Documenting Traditional Cultural Properties; and Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties.*

COLORADO CULTURAL RESOURCES SURVEY
Office of Archaeology and Historic Preservation

Instructions for Completing Form #1404: Historic Cultural Landscapes

The OAHP *Historic Cultural Landscapes Form*, which is modeled on the Historic American Landscapes Survey (HALS) Short Format History Template, should be completed for most cultural landscapes (sites and/or districts) documented during intensive level historical/architectural survey, and may also be used to document historic archaeological landscapes. Cultural landscapes associated with post-World War II residential subdivisions are an exception, and should be recorded on OAHP form #1403 b.

Additional documentation: each *major* building, structure, site, and object encompassed by the larger cultural landscape should also be documented separately on appropriate forms (1403 for buildings and structures; 1402 for objects and historic archaeological sites). Cross-reference OAHP assigned file numbers for any properties documented on multiple forms.

Survey forms should be corner-stapled (not bound or in notebooks), submitted in site number order, and accompanied by USGS maps showing property location (all properties) and boundaries (properties over 10 acres), sketch maps/site plans, and sufficient photographs to convey the character and extent of the cultural landscape.

Include the following information in the upper left hand corner (header) of all pages:

OAHP site number: ######
Contact OAHP staff (303-866-5216) to obtain site numbers for newly surveyed sites.

It is also acceptable to include the CLG or SHF grant number in the header.

Include the following information in the lower right hand corner (footer) of all pages:

Page number: # of #

This form is designed to be filled out with the aid of a computer word processing or database program. Enter as much information as necessary in each non-Lexicon field, using as many lines and pages as required. Do not break narrative sections by placing part of the information on continuation sheets. To ease encoding of the survey information into the SiteFiles database, care should be taken to clearly distinguish the information provided from the prompts on the form. Underlining and **bolding** represent two methods for making this distinction.

SIDEBARS

Cultural Landscape Classification: indicate with **bold**, underline, or other graphic convention whether the cultural landscape being documented is a site or a district; and whether it is a Historic Designed, Historic Vernacular, or Ethnographic landscape.

Type of Landscape: check the box which most closely characterizes the property type represented by the cultural landscape; if none of the selections apply, check “other” and add in the property type.

IDENTIFICATION

Property name: Provide the historic, current, and/or other name(s) of the cultural landscape. Indicate the type of name by checking the appropriate label. More than one name may be entered.

Resource count: enumerate the total number of buildings, structures, objects, and sites encompassed by the landscape.

Ownership; select one or more boxes

Owner(s) contact info: if this information has been obtained during the survey, provide name, address, and phone/email for property owner(s). Keep in mind the owner may be a private individual, organization, or a specific federal, state, or local agency. Be aware also the property and owner address are not always the same.

Previously recorded resources associated with property: If the landscape or resources located within the landscape have been previously surveyed, enter the existing official OAHP site number(s).

LOCATION

Street Address: Indicate exact street address(es), including zip code, of the landscape. In cases where there are multiple addresses, indicate which address belongs to which resource.

Municipality: Indicate the city, town, or unincorporated village; if rural, list the nearest such municipality and select the "vicinity" box.

USGS 7.5' quad: cultural landscapes should be located on 7.5 minute (1:24,000 scale) quadrangle (commonly referred to as quad) map. List the quad map name and map date. If the map has been photo-revised, include the photo-revised date.

Parcel number: provide local tax parcel number(s) for properties encompassed by the cultural landscape

Parcel information (OPTIONAL if parcel # provided above): provide addition/subdivision name and block/lot numbers for urban and suburban properties encompassed by the cultural landscape; usually not available for larger rural acreage properties; may be obtained from local planning or assessor's offices.

Acreage: provide actual or estimated acreage (indicate which) of property in acres. This may be calculated from maps or obtained from other sources such as parcel maps or assessor's records.

Public Land Survey System (PLSS): Fill in all blanks with the Principal Meridian, Township, Range, Section, and four Quarter Sections. This information can be computed from the USGS quadrangle map or it may be available from the local tax assessors or planning office.

Boundary description and justification: Describe the physical extent of the property surveyed. When appropriate include street names, property lines, and geographic features. Indicate whether the boundaries are historic boundaries, current legal boundaries, or other type of boundary. Explain and justify the chosen boundaries.

DESCRIPTION

This narrative/outline section should be concise yet complete, and as long as necessary to adequately describe the characteristic features of the cultural landscape. Systematically describe the landscape so that the following features (as applicable) are addressed. Indicate actual or estimated dates of features, including original features as well as later alterations/additions. Note that this is not an exhaustive list of features to consider, but a suggestion of potential or likely features to address in the narrative/outline.

Natural Features

Topography: rolling, flat, mountainous, karst, etc.

Vegetation: native/introduced/exotic, deciduous/evergreen, agricultural produce (pasturage, row crops, orchard trees), grasses, perennials, shrubs, trees, etc.

Water: spring, creek, canal, pond, lake, reservoir, etc.

Geology: soils, rock formations and stratigraphy, underground water, minerals, fossil fuels, etc.

Ecology: animals, insects, habitats, environmental hazards, etc.

Climate: annual precipitation (snow and/or rain); cold/heat range; growing season; plant zone, prevailing winds, etc.

Designed/Cultural Features

Land Use patterns: gardens, yards, fields, pastures, vineyards, timber lots, terraces, unstructured open spaces, recreational open spaces, sports courts/fields/courses, mines, open pits, tailing piles, etc.

Planting patterns: rows, grids, raised beds, lawns, ornamental/decorative, naturalistic/naturalized, xeriscape, etc.

Boundary demarcations: fences, walls, ditches, hedges, buildings, topographic features (mountain ridges, creeks, drainage patterns)

Spatial organization/layout: formal, informal, functional, etc.

Circulation networks: railroad lines, paths, trails, streets, roads, navigable waterways, aerial trams, etc.

Views and vistas: borrowed, on-site, natural setting, designed, forced perspective, etc.

Water features (functional and ornamental): cisterns, wells, springs, creeks, rivers, ponds, lakes, ditches, acequias, pools, waterfalls, fountains, etc.

Buildings, Structures, and Objects: sheds, privies, stables, silos, missile silos, houses, barns, fences, walls, mills, bridges, bridge abutments, tunnels, mausoleums, monuments, bandstands, major sculptures, mining structures, rolling stock, gondolas, etc. **(NOTE: for major buildings, structures, and objects, also complete *Architectural Inventory Form #1403* or other appropriate OAHP form; consult with OAHP staff for additional guidance).** Provide each associated building, structure, and object with an identifying number and name (for example: 1- detached garage, 2- shed, 3- fountain), and include the resource-specific OAHP site # if applicable. Use the same identification number(s) when labeling photographs and the sketch map.

Small-scale elements: lighting, seating, signage, arbors, grave markers, equipment, abandoned vehicles, minor religious shrines, etc.

Other: as applicable to specific landscape under consideration

DEVELOPMENTAL HISTORY

Location: Indicate whether the landscape is in its original/historic location or whether it or any of its major components have been moved. If applicable, note the date of the move.

Development date(s): Give the construction/development date and indicate if the date is estimated or actual. A circa date or a date range may be given as an estimate. Construction dates may be estimated using photographs, oral histories, Sanborn maps, and/or an analysis of the resource itself. Indicate the source(s) of the given date.

In some cases it is appropriate to include multiple dates of construction. When a property has been extensively remodeled or completely restored, both the original construction date and the date of the change should be given and clearly identified. For example: 1886 (original) and 2005 (restoration).

Designer(s) / builder(s): Give the full name or firm name of any architect, landscape architect, designer, builder, developer or contractor associated with the resources of the landscape or the overall landscape, and indicate if the name(s) are attributed or documented. Provide the sources of such information. If no architect, landscape architect, designer, or builder has been identified during the research process, then Unknown may be entered.

Developmental history and evolution: Provide a chronological description of the landscape's development, including original occupation and construction as well as later alterations, demolitions, and additions. Provide dates, actual or estimates, for changes. Identify and date changes

(expansions, reductions) to historic boundaries. Provide the sources for obtaining developmental history (could include historic photographs, oral history interviews, assessor's records, Sanborn maps, building permits, and surveyor observations based on physical examination of the landscape and its resources).

HISTORICAL ASSOCIATIONS

Original/historic use(s): Indicate the original building use(s). Use only terms from the OAHP Lexicon Tables.

Current use(s): Indicate the current use(s) of the building. If the current use is the same as the original use, indicate that use in both sections. Use only terms from the OAHP Lexicon Tables.

Historical Background/Overview: Provide historical information about the landscape, identifying individuals, events, and trends associated with its development, occupation, and/or use. This section should indicate who lived at or used the property, and must place these individuals and groups in proper historical contexts. Whenever possible include information about the individuals and events associated with the property up to the present day. It is usually easier to gather this more recent information now rather than waiting until the records are less accessible. Recording a complete property history not only keeps forms current for longer (less need for resurvey) but also allows for the collection of information now which may gain greater significance over time.

Note all source(s) used for this property-specific historical overview. Primary sources may include census records, city directories, oral histories, business histories, and old photographs. Secondary sources may include local histories, period newspaper accounts, biographies and monographs

HISTORIC CONTEXT EVALUATION

Evaluate the Landscape within one or more Historic Contexts; for each, identify the following significance and integrity factors:

Name of Historic Context: Provide the name of the Historic Context used to evaluate the Landscape (from an associated MPDF or other context document, if applicable).

Area(s) of Significance: Indicate the Area(s) of Significance associated with the Landscape. Base selection of the Area(s) of Significance on information presented in Developmental History and/or Historical Association sections. Use only terms from the OAHP Lexicon Tables.

Significant Person(s): Indicate any persons associated with the Landscape for whom potential significance has been identified in the Developmental History and/or Historical Associations sections.

Period of Significance: Indicate the date range or single year of historical significance that the landscape represents, as documented in the Developmental History and/or Historical Associations sections. A property may have multiple Periods of Significance if it has several Areas of Significance. When Architecture or Landscape Architecture is an Area of Significance, the Period of Significance is generally the year of construction or first use.

Significant Date(s): Indicate specific important dates of events for which potential significance has been identified in the Developmental History and/or Historical Associations sections.

Level of Significance: Indicate the geographic context within which the resource is being evaluated (national, state, or local).

Discuss presence or absence of character-defining features needed to convey significance within this context: In a brief narrative, describe how the Landscape, as an associated property type, is able to convey significance through the presence of character-defining features. If the property does not have sufficient character-defining features to adequately convey such significance, please explain. This narrative is written without consideration of integrity or condition of the resource.

Landscape retains Integrity of: select all aspects of Integrity that the property retains, based upon the Historic Context (area, period, and level of significance) which the Landscape represents. If the property represents multiple Historic Contexts, Integrity should be evaluated separately for each.

Discuss presence or absence of integrity within this context: In a brief narrative, discuss whether or not the Landscape retains sufficient integrity to convey significance in the applicable context.

ELIGIBILITY ASSESSMENT

Existing designation?: Indicate whether the resource is individually designated or located within a designated historic district, and the name of the property or district as designated. Also indicate the name of the designating authority or authorities, the date(s) of designation, and – if the property falls within a designated district – whether it is a contributing or noncontributing resource.

Individual site: If the Landscape is being assessed as an individual site, indicate whether it is eligible, not eligible, or needs data. This appraisal should be consistent with the Historic Context-based evaluations of significance and integrity factors. Indicate applicable NR Criteria, Criteria Considerations, and SR Criteria. Provide a summary statement of why the property is or is not recommended as eligible. Indicate contributing or non-contributing status of primary and secondary resources within the property's boundaries.

Potential district: If the Landscape is being assessed for district potential, indicate whether it is eligible, not eligible, or needs data. This appraisal should be consistent with the Historic Context-based evaluations of significance and integrity factors. Indicate applicable NR Criteria, Criteria Considerations, and SR Criteria. Provide a summary statement of why the resource is or is not recommended as eligible. If recommending the district as eligible, justify proposed boundaries, and provide annotated list or table indicating contributing or non-contributing status of each resource within the boundaries.

RECORDING INFORMATION

Survey date: Enter the date resource was recorded in the field.

Associated Report: Provide the name of the survey report submitted in conjunction with the documentation of the Historic Cultural Landscape. If a report is not completed, indicate N/A.

Photo log: List the photos and/or digital images submitted as attachments to the form (see next page for photo documentation guidance). The photo log is a list of images with identifying and directional information, and must also reference the location of original images (digital: copies of CD/DVD located at OAHP and XYZ Planning & Zoning Office; prints: negatives located at XYZ Museum).

Be consistent when identifying images and photos. For traditional prints from 35 mm film, include negative numbers as assigned by OAHP staff and identify the frame number for each image.
For digital images assign a logical file name which includes the site number, image number, and description (if applicable). For streamlined merging into the OAHP database, please use the following convention when naming digital files: 5XX_####-d_image#_description.tif .

For example:

All photos of *Property Name* (*OAHP site number*) by *Photographer*, taken *Month/Year*.

5DV_1000-d_1_fountain_W.tif	for	Fountain, view to West
5LR_2175-d_9_bunkhousefront_S.tif	for	Bunkhouse, front elevation view to South
5PE_2955-d_2_caretaker_S.tif	for	Caretaker's House, general view from North

Surveyed by: Enter the name of the surveyor(s), along with contact information (affiliation, company or organization name, phone, mailing address, email).

Project Sponsor: Enter the name of the organization, agency, or company for whom the project is being undertaken, along with contact information (contact person, phone, mailing address, email).

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ADDITIONAL REQUIRED MATERIALS:
The three items below should be submitted with the completed *Historic Cultural Landscape* Form.

Sketch Map
Provide a sketch map of the documented landscape, including the immediate environs. The purpose of this map is to graphically depict the property/district through an image that illustrates the boundaries of the landscape; the location, extent, and nature of the landscape's major features; the relationship of cultural and natural components to one another, and the relative scale of each. The map may be manually drafted or created through a computerized program. The map needs to be readily reproducible (use letter, legal, and tabloid size papers if possible) and legible through multiple print generations (use simple graphic conventions such as black/white, grayscale, and basic infill patterns; maps that rely heavily on colors and lower-resolution photos typically lose significant detail with photocopying). Include all associated buildings, structures, sites, and objects.

The map must include a key/legend with the site/district name, address, site number, exact or approximate scale, a north arrow, and useful interpretive codes or figures. Label property features on the map legibly (words, letters, or numerals); coordinate labels with the organizing system used in describing the resources in the survey form. Codes or graphic figures, linked to the key, can provide additional information about the resources shown on the map (for instance, contributing or non-contributing status).

Sample sketch maps appear in the *Colorado Cultural Resource Survey Manual* (http://www.historycolorado.org/archaeologists/survey-manual).

USGS Map Location
Attach a 1:24,000 photocopy (not reduced or enlarged) portion of a United States Geographical Survey (USGS) quad map to the form. The recorded site should be marked on the topo map in a way that does not obscure the location. The preferred method for marking surveyed properties on the map is to circle the site with a thin-tipped marker in a bright color (red, green). For sites and districts of ten (10) acres or more, the complete boundary should be drawn on the USGS map so that the entire site or district is encompassed. On the map, link the circle or boundary outline to text that clearly stipulates the OAHP site number.

Standard quadrangle maps are available from the U.S. Geological Survey Map Center or online (http://www.usgs.gov/pubprod/maps.html). Quad maps are also available at some sporting goods and maps stores. To order quad maps or instruction booklets from the USGS, contact:

Map Center, U.S. Geological Survey
Box 25286
Denver Federal Center, Building 810
Denver, CO 80225
303-202-4700

Photographs
Photos and/or digital images of the Landscape and its associated resources (buildings, structures, sites, objects) must accompany this form. Each major feature of the Landscape, and general views showing multiple features in relationship to each other and to the overall setting, should be photographed. If access to the property is denied or restricted, then a complete photographic record of the site cannot be obtained. The photographs should show as many elevations different views of the Landscape as possible.

Photos must be submitted as 3"x5" or 4"x6" black and white prints on photographic paper, and may be generated from either traditional 35 mm film negatives or from digital images. For more information

about the processing standards for photographs accompanying survey forms, see http://www.historycolorado.org/crforms/pdf/1527photo.pdf.

Labeling photographs on the back with a blunt, very soft lead (#6 or higher) or grease pencil is the only truly archival technique. For survey projects involving more than a handful of properties, pencil labeling is generally time prohibitive. In those cases, acid-free "archival" labels, available from an archival product supplier, may be used on survey photographs. The best type is foil-backed, as these will prevent ink migration. Do not use mailing labels from an office supply store, as these are not archival quality. Contact OAHP (303-866-4822) if you have difficulty finding appropriate labels. The back of each photograph should be labeled with the site number, street address and city/town/ vicinity, date the photograph was taken, resource depicted, direction of view in photo, and (if applicable) the negative/frame number and the CLG or SHF project number.

Photographs must be attached to the survey form in archival sleeves. Archival photo sleeves are often available from local stationery, drug, or discount stores. Sleeves may also be ordered from archival material suppliers' websites. Be sure to get archival quality pages (polypropylene). Do not use PVC or "sticky back" album pages. Sleeves that hold multiple photographs per page are best. Photographs should be placed one to a pocket, not back to back.

ADDITIONAL OPTIONAL MATERIALS:
Attached photocopies of historic images can enhance the completed survey forms. Such views are often available from postcards, walking tour guides, and local history archives. References to these images should be included on the form so this material is not overlooked. The pictures can be used to illustrate the information discussed in the Developmental History and Historical Associations sections. Always indicate the source and date, actual or estimate, for any historic images.

Certain optional materials are not appropriate to attach to a survey form. Do **not** include photocopies of deeds, property transfers, personal documents (birth, death, marriage certificates), or handwritten field notes.

AVENUE L ARCHITECTS