



Certificate of Appropriateness – Demolition of 575 Bush Street

City Council Meeting – April 21, 2026

City Staff Representative:
Department:

Pearce Miller, Management Analyst II
Budget and Innovation Department

Purpose of Appeal

- The proposed demolition was denied by the Historic Preservation Commission on February 19, 2026.
- The City has demonstrated that the building cannot be reasonably rehabilitated or reused.
- The application meets the exemption criteria under LUDC 10.03(D)(7), including lack of reasonable beneficial use and feasibility limitations.
- City council is the appropriate body to review this appeal and apply the Code accordingly.



Exemption Criteria

Economic Hardship Exemption 10.03(D)(7)(a)(1)(b)

- For non-income producing properties, the owner is unable to resell the property in its current condition.

Health/Safety Hardship Exemption 10.03(D)(7)(a)(2)

- The application of the Certificate of Appropriateness criteria creates a situation substantially inadequate to meet the applicant's needs because of specific health and/or safety issues.

Historic Significance Acknowledgement

- The Old Senior Center is locally designated for its historic role in civic development for the City of Brighton.
- Following extended vacancy and evaluation of reuse options, analysis indicates the building can no longer be safely or reasonably preserved under LUDC 10.03.



From Use to Vacancy

- From 1976 to 2012, this structure was the home of the Brighton Senior Center.
- Following the opening of the Sue Corbett Active Adult Center at Eagle View, the doors to this locally historic site closed.
- The structure has remained vacant to this day.



Timeline of Events

December 2011 – Staff report from Parks & Rec Department to City Administration regarding list of things to repair at 575 Bush St

April 2013 – 1st Historic Structure Assessment Completed

October 2014 – 575 Bush Street receives local historic designation

January 2012 – 575 Bush Street Closes Senior Center Operations

September 2014 – City of Brighton makes improvements to the south facing stairs

May 2015 – City Administration informs Brighton City Council its plans to put 575 Bush Street up for sale

Timeline of Events

April 2017 – Brighton Housing Authority purchases 575 Bush Street for \$75k

August 2020 – The City of Brighton repaired the roof of 575 Bush Street due to hail damage

From March 2023 to May 2025, City of Brighton staff engage with multiple groups on potential to sell 575 Bush Street

March 2020 – Brighton Housing Authority sells back 575 Bush Street to the City of Brighton due to lack of funding for the project

October 2020 – The City of Brighton discusses transferring ownership of the building to St. Augustine Catholic Church

October 2025 – Residents complain about the deteriorating building

The Property Today

Since going vacant 14 years ago, the building has been subject to:

- Physical Deterioration
- Environmental & Health Hazards
- Public Safety Concerns
- Criminal Activity





2025 Historic Structure Assessment

Completed by Brett Johnson
Architecture

- Cost estimate to rehabilitate the building for the purpose of a general office/non-profit space.
- Total Rehabilitation Cost: \$1,987,124
- Does not include ongoing maintenance costs

OLD BRIGHTON SENIOR CENTER
575 Bush Street
Brighton, Colorado

Final Report May 1, 2025



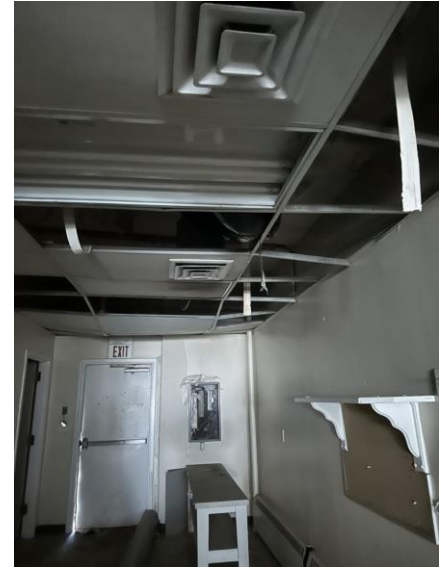
This project was paid for in part by a State Historical Fund Grant from History Colorado, the Colorado Historical Society
SHF Project #2024-HA-007
Site Number 5AM.23

Efforts to Sell 575 Bush Street

Since 2023, the City entered in detailed discussions with 5 groups from either Brighton or the Denver Metro area.

Deals fell through due to:

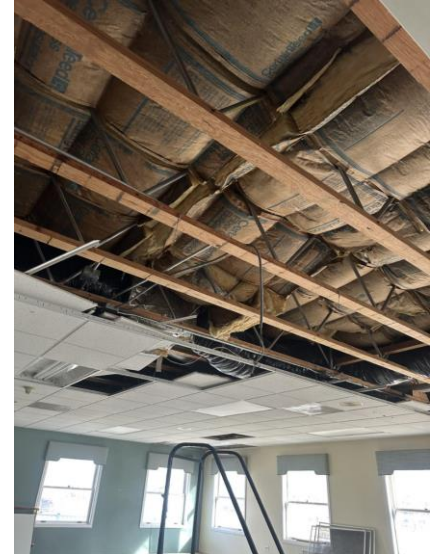
- Cost to rehabilitate
- Cost to operate



Option to Relocate The Building

The City of Brighton has explored the option that would include relocating 575 Bush Street to a new location. This alternative has proven to be unfeasible due to:

- No identified land to relocate to
- Cost to relocate
- Reviewing of other public relocation projects



Health and Safety Concerns

- Ongoing Criminal Activity
- Significant Interior Damage



BRIGHTON POLICE DEPARTMENT

REQUEST FOR: All Calls for Service near 575 Bush St
 (Radius search E Bridge St south to E Egbert St
 and S 4th Ave to S 7th Ave)
 01/01/2022 @ 0000 - 11/25/2025 @ 0000

REQUESTED BY: Chief Domenico

Row Labels	2022	2023	2024	2025	Grand Total
Grand Total	251	245	311	248	1055

Health and Safety Concerns

- Confirmed Asbestos-Containing Materials
- Found in:
- Interior finishes, roofing systems, mechanical/electrical components



Pre-Demolition Asbestos Building Inspection

575 Bush St.
Brighton, CO 80601
Prepared for The City of Brighton

White Hat Services LLC
7853 E. Arapahoe Ct. STE 3100
Centennial, CO 80112
720-765-0899

Proposed Preservation Measures

Should demolition be approved, the following measures to document and commemorate the structure's historical significance are proposed as:

- Comprehensive photographic documentation
- Written narrative for City archives
- Salvaging of significant elements of the structure
- Installation of interpretive signage to describe the history of the structure
- Submission of documentation to the City of Brighton Museum



Conclusion

Preservation is no longer:

- Safe
- Reasonable
- Economically Practical

Our application meets the standards for the exemption, therefore, demolition is appropriate.

