

Certificate of Appropriateness Checklist



Please read the following Checklist and ensure that all required items have been submitted. Please note that uploaded plans and documents not following the naming conventions established in the Checklist and Plan Template Instructions may be considered incomplete applications and returned for corrections.

- Certificate of Appropriateness Plan: A site development plan shall include all relevant details of the proposed development
 - Document Name: COA Plan

I verify that I have reviewed the City of Brighton's technical requirements for Certificate of Appropriateness Plan submittals and that my plans meet said requirements.

A copy of the requirements for the City of Brighton concerning Certificate of Appropriateness Plan submittals can be found here:

- [Certificate of Appropriateness Plan Template Instructions](#)

- Legal Description: A description of the land recognized by law, based on surveys, spelling out the exact boundaries of the entire parcel of land. It should so thoroughly identify a parcel of land that it cannot be confused with any other.
 - Document Name: Legal Description

Comments

Pearce Miller
City of Brighton
12/17/25 05:24 AM

SUB:WALNUT GROVE SECOND ADD BLK:26 DESC: LOTS 21 TO 32 AND S 286/5 FT OF LOT 33 ALSO DESC AS SECT, TWN, RNG 7-1-66 DESC: A PIECE OF LAND SITUATED IN THE N4 OF THE NE4 OF SEC 7 MORE PARTICULARLYDESC AS FOLS BEG AT A PT WHICH IS 223/5 FT S AND 629 FT 8/50 INCHES E OF THE Q4 STONE AT THE NW COR OF NE4 OF SD SEC 7 IN ABOVE NAMED TWN AND RNG AND WHICH PT IS IN THE E LN OF AN ALLEYDEDICATED TO THE PUBLIC BY ROSWELL SKEEL JR TH E // WITH THE S LN OF BRIDGE ST 106 FT TH S // WITH THE E LN OF FIFTH ST 311/50 FT TO A PT IN THE N LN OF BUSH ST TH W ALG SD N LN OF BUSH ST 106 FT TH N ALG THE E LN OF THE ALLEY ABOVE MENTIONED 311/50 FT TO PT OF COMMENCEMENT TOG WITH THE S 140 FT OF LOT 33 BLK 26 WALNUT GROVE SECOND ADDITION TO BRIGHTON TOG WITH THE S 146/50 FT OF THE N 171/50 FT OF LOT 33 IN BLK 26 WALNUT GROVE SECOND ADDITION TO BRIGHTON

Created By: Pearce Miller on 12/17/25 05:24 AM

- Proof of Ownership: Please upload the title, deed or other legal instrument which provides evidence of the ownership consent. Property reports from County agencies will not be accepted as proof of ownership. The entity listed as the owner of the property should match with the ownership information entered on the application.
 - Document Name: Proof of Ownership

- Statement of Owner and Consent of Authorized Representative: Please download and fill out the below linked document. The entity or persons listed as the "Owner" in the Statement of Owner and Consent of Authorized Representative must be the same entity or persons as is provided in the Proof of Ownership. Furthermore, staff will require a new Statement of Owner and Consent of Authorized Representative if the "Authorized Representative" is to change throughout the processing of the specific land use application.

Link: [Statement of Owner and Consent of Authorized Representative](#)

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- Vicinity Map: A vicinity map should be to-scale and include all existing rights-of-way, neighboring properties, and city boundaries. The scale depends on the overall size of the project, but should include areas within two miles of the proposed development or, at a minimum, the vicinity map should extend out from the subject property to two main, intersecting arterial streets.
- Document Name: Vicinity Map

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- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** Please provide a general summary of your proposal.

Comments

Pearce Miller
City of Brighton
12/30/25 01:11 PM

The applicant requests approval of a Certificate of Appropriateness (COA) for demolition pursuant to Article 10.03 (Historic Preservation) of the City of Brighton Land Use and Development Code (LUDC). The request is based on findings that the subject structure cannot be rehabilitated for reasonable beneficial use, cannot be practically relocated, and that demolition impacts can be appropriately mitigated, consistent with the criteria established in 10.03.

While the Old Senior Center (575 Bush Street) holds historic significance, its continued preservation in a vacant and deteriorated condition does not serve the public interest. Approval of demolition would eliminate a deteriorated structure that poses ongoing safety, maintenance, and liability concerns.

Accordingly, the applicant requests approval of the COA for demolition.
[\[ver. 5\]](#) Edited By: [Pearce Miller](#) on 12/30/25 01:11 PM

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- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** Describe the effect of your proposal upon the general historic and/or architectural character of the cultural resource, historic landmark, and or historic district.

Comments

Pearce Miller
City of Brighton
12/30/25 01:12 PM

This proposal would fully demolish the entire structure located at 575 Bush Street. This proposal would also demolish the small utility building located in the back of the parking lot.

[\[ver. 4\]](#) Edited By: [Pearce Miller](#) on 12/30/25 01:12 PM

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- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** How is the architectural style, arrangement, texture, and material in your proposal compatible with and relate to the existing cultural resource(s)?

Comments

Pearce Miller
City of Brighton
12/17/25 05:19 AM

This proposal would fully demolish the building. Thus, eliminating all of the material located in the interior of the building and on the exterior of the building.

Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box: How does the size, setbacks, and location of the proposal compare with that of the existing cultural resource?

Comments

Pearce Miller
City of Brighton
12/17/25 05:26 AM

The proposal includes a full demolition of the historic building. The location would not change.

[\[ver. 3\]](#) Edited By: [Pearce Miller](#) on 12/17/25 05:26 AM

Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box: Does the proposal construct any new accessory structures or fencing? If so, how are they compatible with the existing structure?

Comments

Pearce Miller
City of Brighton
12/17/25 05:26 AM

No, the proposal would be a full demolition of the historic structure.

[\[ver. 2\]](#) Edited By: [Pearce Miller](#) on 12/17/25 05:26 AM

Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box: Does the current condition of the designated cultural resource pose a hazard or create any type of health or safety concerns? If so, how does this proposal address those concerns?

Comments

Pearce Miller
City of Brighton
12/30/25 04:01 PM

Yes, since being vacant, the building has been a hot bed for crime in the neighborhood. The building has been broken into multiple times, and it's interior has been subject to moderate to heavy damage. There has been a portion of the homeless population in Brighton that has taken advantage of the building being vacant. This has led to multiple reports of individuals sleeping outside and possibly inside the building. Since 2022, the Brighton Police Department has reported 89 total suspicious incident types in reference to the Historic Building located at 575 Bush Street. A spreadsheet containing all calls that were made to the police department regarding potential criminal activity at this building since 2022 is included in this application.

Additionally, photo documentation that has been submitted with this application that shows the current state of the interior of the building. A break-in, which occurred within the past year, lead to significant damages to the walls and ceiling of the interior of the building. Additionally, multiple windows were broken. Asbestos has been confirmed by experts in the interior of the building as well. This adds to the unsafe nature of the interior. The photos show a current state of an unsafe and unsanitary conditions of the interior.

A full demolition of the structure would mean the building would no longer attract crime or other unsafe activities. Thus, this proposal does address safety concerns.

[\[ver. 1\]](#) Edited By: [Pearce Miller](#) on 12/30/25 04:01 PM

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** How does the proposal work upon the protection, preservation, enhancement, perpetuation, and the use of the cultural resource, historic landmark, and/or historic district?

Comments

Pearce Miller
City of Brighton
12/29/25 03:23 PM

Should demolition be approved, the applicant proposes the following mitigation measures to document and commemorate the structure's historic significance:

- Comprehensive photographic documentation of the exterior;
- Preparation of a written historical narrative for City archives;
- Salvage of significant architectural elements where feasible;
- Installation of on-site or nearby interpretive signage for describing the site's history;
- Submission of documentation to the City of Brighton Museum.

These measures are intended to ensure the historic record of the property is preserved despite physical removal of the structure.

[\[ver. 3\]](#) Edited By: [Pearce Miller](#) on 12/29/25 03:23 PM

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** Does the proposal comply with the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines of Rehabilitating Historic Buildings, a section of the Secretary of the Interior's Standards for Historic Preservation Projects, of the Department of the Interior Regulations?

Comments

Pearce Miller
City of Brighton
12/17/25 05:27 AM

No. The proposal is demolition of the historic building, which is not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, [\[ver. 2\]](#) Edited By: [Pearce Miller](#) on 12/17/25 05:27 AM

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** Are you proposing to demolish the entire structure? If so, has an assessment been performed to determine if the structure can be moved to another location? If so, please summarize the results below and include any written documentation with the other application submittal items.

Comments

Pearce Miller
City of Brighton
12/30/25 03:59 PM

Yes, this proposal includes demolishing the entire site. An assessment has not been completed to see if the structure can be relocated.

However, early research indicates the cost to relocate the building would be north of \$850,000. Relocating the building would only add to the full cost burden that it would take to make this building in good condition. It is not out of the realm of possibility this process could exceed the cost of one million dollars.

Additionally, due to the age of the building, it can be reasonably assumed that this action would only compromise the integrity of the building. The basement is under the ground surface but has a large ceiling. It also contains old utility pipes which may contain asbestos. Therefore, it can reasonably be assumed moving the structure to a different location would not be a financially

[\[ver. 6\]](#) Edited By: [Pearce Miller](#) on 12/30/25 03:59 PM

Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box: Are you proposing to demolish the entire structure? If so, has the owner attempted to sell the property in order to preserve the structure? If so, please describe the efforts made and and resulting response.

Comments

Pearce Miller
City of Brighton
12/30/25 04:02 PM

Yes, the City has attempted to sell this property multiple times. Since 2013, the building located at 575 Bush Street, known as the "Old Senior Center" has been inquired by a number of organizations for purchase. The City's position has always been it would sell the property for way below market value. However, the full cost to rehabilitate the building has been a consistent deterrent for potential buyers. According to the latest Historical Structure Assessment completed on the Old Senior Center in 2024, the cost to fully renovate the building would be \$2 million dollars. Steps that were made to try to sell the property included hosting representatives of groups and organizations to the site of the Old Senior Center, meetings at City Hall to discuss the current condition and the most recent historic structure assessment on the building, and assessments and appraisals completed in order to fully communicate the current cost of the land and existing building. Proof of completed appraisals and structure assessments are included in the submitted files of this application.

After the Old Senior Center went vacant in 2013, the City sold the property to the Brighton Housing Authority. The initial plan of the Housing Authority was to repurpose the building to into an estimated 74 unit senior affordable housing complex. Unfortunately, the Housing Authority was unable to secure enough funding to complete this project. In 2020, the Housing Authority sold back the Old Senior Center to the City for \$75,000. This displays the difficulty that outside entities have experienced when it comes to coming up with financial resources that would match the cost to fully rehabilitate this structure. Proof of both transfers of ownership from the City and the Housing Authority are included in the application files.

Additionally, email conversations with non-profits and local business owners that reached out to the City regarding their interest in the Old Senior Center are included in the document section of this application. Since 2023, a total of 8 businesses or non-profits reached out regarding the availability of this building structure. A list of emails of conversations with those non-profits/business owners is included in the application.

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- I understand that by submitting all electronic files to the City of Brighton Community Development Department by 5:00 PM (MT) on Tuesday, my application will meet the required deadline. Any application submitted after the deadline will be officially accepted by the City of Brighton the following Tuesday.