

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONSIDERING AN APPEAL OF A HISTORIC PRESERVATION COMMISSION DENIAL OF AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS AND CERTIFICATE OF EXEMPTION FOR THE TOTAL DEMOLITION OF A DESIGNATED STRUCTURE LOCATED AT 575 BUSH STREET

WHEREAS, an application for a Certificate of Appropriateness (the "Application") was filed by a representative of the City of Brighton (the "Owner") with the City of Brighton, Colorado (the "City") concerning the Old Senior Center, also known as the Brighton Town Hall, located at 575 Bush Street (the "Property"); and

WHEREAS, the Application requests approval for the total demolition of the principal structure located on the Property; and

WHEREAS, the City Council designated the principal structure on the Property as a historic landmark on October 7, 2014; and

WHEREAS, after submittal of the Application, the Owner requested a Certificate of Exemption pursuant to Brighton LUDC § 10.03(D)(7); and

WHEREAS, on February 19, 2026, the Brighton Historic Preservation Commission (the "HPC") held a duly noticed public hearing to consider the Application; and

WHEREAS, following the public hearing, the HPC determined that the Application does not meet the applicable criteria for a Certificate of Appropriateness under the Brighton Land Use and Development Code ("LUDC") § 10.03(D)(6); and

WHEREAS, the HPC also determined that the Application does not qualify for any category for a Certificate of Exemption; and

WHEREAS, on March 12, 2026, the Owner filed an appeal of the HPC denial of the Application pursuant to Brighton LUDC § 10.03(D)(7)(e); and

WHEREAS, on April 21, 2026, the City Council held a public hearing to consider the appeal and the Owner, the HPC, and the public provided testimony and evidence relevant to the application, the decision of the HPC, and the basis of the appeal; and

WHEREAS, the City Council finds and determines that the Owner has presented sufficient evidence to qualify for a Certificate of Exemption and the Application is hereby approved, reversing the decision of the HPC.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Brighton, Colorado, as follows:

Section 1. The City Council finds and determines that the application for total demolition of the principal structure at 575 Bush Street meets the required criteria for a Certificate of Exemption, including but not limited to, an economic hardship and/or a health/safety hardship exemption, for the reasons set forth at the hearing.

Section 2. The City Council hereby reverses the decision of the Historic Preservation Commission and approves the application for total demolition of the principal structure at 575 Bush Street.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 21st day of April 2026.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

JAMES GALLAGHER, Assistant City Attorney