



City of Brighton
500 South 4th Avenue
Brighton, CO 80601
303-655-2000
brightonco.gov

March 11, 2026

City of Brighton
Attn: Emma Lane, Historic Preservation Administrator
500 S. 4th Avenue
Brighton, CO 80601

Re: *Appeal of the Historic Preservation Commission's Denial of a Certificate of Exemption for the Demolition of 575 Bush Street*

Dear Ms. Lane:

As you know, the City of Brighton submitted its application for a Certificate of Exemption for the demolition of 575 Bush Street (the "Application") pursuant to Section 10.03(D)(7)(a) of the *Land Use and Development Code* ("LUDC"). The Historic Preservation Commission (the "Commission") held a public hearing to consider the Application on February 19, 2026. Following the public hearing, the Commission denied the Application. Based on the Certificate of Exemption criteria, the documentation submitted by the City, and the testimony heard at the hearing, the City believes that denial of the Application was improper. Specifically, the City believes that sufficient evidence was presented to support approval of the Economic Hardship Exemption and/or the Health/Safety Hardship Exemption. As a result, the City timely submits this appeal to the City Council in accordance with LUDC § 10.03(D)(7)(e).

Thank you for your prompt attention to this matter. I look forward to the opportunity to present the Application before the City Council. In the interim, if you require any additional information, please do not hesitate to contact me. I look forward to hearing from you.

Sincerely,

Pearce Miller
Management Analyst II