



Brighton Historic Preservation Commission

Meeting Agenda

Date: March 19, 2026 - 6:00 P.M.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2072
abesch@brightonco.gov

Chairperson:
Valerie Cooper

Vice-Chair:
Mardita Murphy

Commissioners:
ToniJean Kile
Barbara Heumann
Sophia Imperioli
Jonathan Travis

City Council Representatives:
Christopher Fiedler
Ann Taddeo - Alternate

Youth Commission Representative:
Ellie Larsen

City Staff:
Emma Lane
Bill Armstrong – Museum
Yasmina Gibbons
Amanda Besch

- I. Call to Order and the Pledge of Allegiance Chair
- II. Roll Call Amanda Besch
- III. Seating of Alternates Chair
- IV. Approval of Agenda Chair
- V. Approval of Minutes from February 19, 2026
- VI. Consent Agenda
 - Museum Committee Minutes from February 19, 2026
- VII. Swearing in of Jonathan Travis
- VIII. Public Comment
 - Public invited to be heard on matters not on the agenda (limited to 5 minutes)
- IX. Reports and Presentations
Committees:
Staff:
 - Grants & Surveys Emma Lane
 - Historic Properties & Referrals
 - Other BusinessMuseum:
 - Museum and Committee Updates
- X. Unfinished Business
- XI. New Business
 - Budget Update and Historic Preservation Month
- XII. HPC to Identify Items for Next Meeting
- XIII. Additional Comments
- XIV. Announcements
 - CLG Webinar: Surveys and Survey Plans
 - April 22, 2026 at 12:00 PM
 - [Surveys and Survey Plans Registration Link](#)
 - Saving Places on the Road – Buena Vista
 - June 12-14, 2026
 - [On the Road 2025 - Colorado Preservation, Inc.](#)
- XV. Adjournment

Next Meeting
April 16, 2026

Notice of Non-Discrimination

It is the policy of the City of Brighton to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. The City of Brighton has a policy to provide language access services at no charge to persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

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MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado, held in Council Chambers on the 1st Floor at City Hall, 500 South 4th Avenue, Brighton, Colorado.

DATE: February 19, 2026

- I. Call to Order and the Pledge of Allegiance:** Chair Cooper called the meeting to order at 6:05 p.m. The Pledge of Allegiance was led by Commissioner Huemann.
- II. Roll Call**
Commissioners Present: Barbara Heumann, Mardita Murphy, Valerie Cooper, ToniJean Kile, Christopher Fiedler
Commissioners Absent: Ellie Larson, Ann Taddeo, Sophia Imperioli (excused)
Staff Present: Amanda Besch, Emma Lane, James Gallagher, Shannon McDowell
Others Present: Lindsey Flewelling
- III. Seating of Alternates**
None.
- IV. Approval of Agenda**
Motion by Commissioner Kile to approve the agenda for the February 19, 2025 Historic Preservation Commission as presented.
Second by Commissioner Heumann.
Voting Aye: All Present
Motion passes: 4-0
- V. Approval of Minutes from January 15, 2026**
Motion by Commissioner Kile to approve minutes from the January 15, 2026 Historic Preservation Commission meeting as presented.
Second by Commissioner Heumann.
Voting Aye: All Present
Motion passes: 4-0
- VI. Consent Agenda**
Motion by Commissioner Kile to approve the consent agenda.
Second by Commissioner Heumann.
Voting Aye: All Present
Motion passes: 4-0
- VII. Executive Session**
Motion by Vice Chair Murphy to enter into executive session with Assistant City Attorney James Gallagher for matters of attorney-client privilege and to receive legal advice regarding the quasi-judicial role of the Historic Preservation Commission.
Second by Commissioner Kile.
Voting Aye: All Present
Motion passes: 4-0
Commission recessed for executive session at 6:09 PM.
Commission returned from executive session at 6:26 PM.

VIII. Public Comment

Certified Local Government Coordinator Lindsey Flewelling introduced herself to the Commission members and noted that she was attending the meeting as part of the City of Brighton's required four-year evaluation to maintain Certified Local Government status.

IX. Interview Jonathan Travis

Members of the Commission took turns asking questions and interviewing prospective Commission member Jonathan Travis.

Motion by Commissioner Kile to recommend appointment of Jonathan Travis to City Council as a member of the Historic Preservation Commission.

Second by Vice Chair Murphy.

Voting Aye: All Present

Motion passes: 4-0

Commissioner Fiedler recused himself from the public hearing and left Council Chambers.

X. Public Hearing

Chair Cooper opened the Public Hearing at 6:39 PM

Staff presentation, summarized:

Senior Planner-Historic Preservation Emma Lane presented on the Certificate of Appropriateness (COA) for total demolition of the structures located at 575 Bush Street, previously the original Brighton City Hall, Brighton Library, and Brighton Senior Center. She noted that the property had been successfully nominated for local historic designation in 2014 and that there were no significant changes between the 2013 and 2025 Historic Structure Assessments. Staff evaluated the Certificate of Exemption request on the grounds of economic hardship, health and safety, and inability to use.

Applicant presentation, summarized:

Management Analyst Pearce Miller presented on behalf of the City of Brighton with a proposal to totally demolish existing structures located at 575 Bush Street. He noted economic hardship in attempting to renovate the structure; health and safety concerns of a structure that can no longer be safely or reasonably preserved; that five attempts have been made to sell the property to other developers; that relocation of the historic structure is not feasible; and that historic preservation measures such as photos, preservation of structural elements, and interpretive signage were already being considered.

Chair called for questions from the Commission of Staff.

Questions from Commissioners Cooper, Murphy Heumann, and Kile were addressed by E. Lane.

Chair called for questions from the Commission of Applicant, summarized:

Questions from Commissioners Cooper, Murphy, Heumann, and Kile were addressed by P. Miller.

Chair called for any member of the public to comment about the item being presented, summarized:

One public comment was made in advance by former Brighton Senior Center Director Sue Corbett in favor of the COA demolishing the structure.

Brighton residents Robin Kring and Sonia Brown spoke against the COA demolishing the structure. Brighton resident Keenan Kitzman spoke in favor of either demolition or repair as long as action was taken.

Public comments strongly supported some action was taken to deal with the current deteriorating structure, particularly favoring renovation or redevelopment. Public comments also recommended involving the community in ideas and decisions relating to the structure.

Chair Cooper closed the public hearing at 7:36 PM

Chair called for comments from the Commission.

The Commissioners discussed the COA including the long game and timeline of preservation, the designation of the property as a historic structure, obligations of upkeep on owners of historic properties, and that no public survey or feasibility study had been done on the property.

Commission Secretary read the resolution into the record.

Motion by Vice Chair Murphy to consider the resolution for denial of the certificate of appropriateness for total demolition.

Second by Commissioner Kile.

Voting Aye: All Present

Motion Passes: 4-0

Commissioner Fiedler returned to Council Chambers.

XI. Reports and Presentations

Committees:

- a. The Museum Committee met on Thursday, February 19, 2026.
- b. The Historic Preservation Commission Events Committee meeting on Tuesday, February 17, 2026 will be rescheduled. The Events Committee will continue working with the Brighton Cultural Arts Connection on the America 250-Colorado 150 project of a walking tour of historic downtown and associated brochure.
- c. The HPC Outreach Committee plans to update the existing brochure on "Why Designate?"

Staff:

- a. E. Lane briefly overviewed current projects. The City plans to move forward with the Historic Structure Assessment for the 1886 Church which will house the Brighton City Museum without grant support due to the delayed timeline on the grant award.
- b. An amended COA for awnings on Bridge Street was approved administratively.
- c. Inquiries for appropriate headstone replacements for the Pioneer Cemetery are moving forward with new consultant leads.
- d. Updates regarding the Brighton City Museum can be found in the agenda packet.
- e. All voting members of the Commission attended the CPI Saving Places conference in Denver, CO from February 11-13, 2026.

XII. Unfinished Business

None.

XIII. New Business

- a. Commissioners discussed the formation of a committee to visually inspect landmarked sites and identify issues before properties are damaged to the point of demolition.
- b. Commissioners revisited the plan for members to undergo survey training and begin survey work within Brighton. Dates for training will be set at the next meeting.
- c. Budget overview, discussion, and costs for projects will be presented by E. Lane at the next meeting.

XIV. HPC to Identify Items for Next Meeting

The March agenda will set dates for Commission survey training, review the budget and project costs, and discuss plans for Historic Preservation Month in May.

XV. Additional Comments

None.

XVI. Announcements

Information on the upcoming CLG webinars was referenced from the Agenda.

XVII. Adjournment

Motion to adjourn at 8:10 p.m. by Commissioner Kile.

Second by Commissioner Heumann.

Voting Aye: All Present

Motion passes: 4-0

Next Meeting:

March 19, 2026 at 6:00 PM



Brighton City Museum Committee Meeting

February 19, 2026 | 10:00 am – 12:00 pm

Historic City Hall

Meeting Minutes

Attendance: Bill Armstrong, Karen Caddle, John Donahoe and Barb Heumann

Guest: Caroline Dutton, Temporary Staff Member

The meeting was called to order at 10:04 am by Bill Armstrong. The purpose of the meeting was to discuss the Annual Goal Setting, Deaccession Review, New Museum Map and Events/Grants 2026

Museum Update

Bill Armstrong updated the committee on the 250 Anniversary. The City is gearing up for it by shooting videos on the history of Brighton. The museum is not involved. We have an exhibit of a revolutionary war soldier, who had filed a land grant in Brighton. Volunteers have been working on model dioramas for the exhibits at the 1886 church. The State is giving us funds for fiber optics at the church for the 1,000-photo collection we have because of our strong Japanese history presence in Brighton which is underrepresented in Colorado. If we don't get a grant for the technology expense at the church the cost will be 25% of our budget.

Annual Goals for 2026

Goal #1 for the museum is to have a state of the art visual and interactive exhibits.

For Volunteers: Bill would like to find the missing component that will make our museum more engaging. In order to accomplish this goal, he would like the volunteers to conduct some research by visiting other museums to see what they are doing to engage kids. He said to pay attention to what kids are looking at, what keeps them interested. Take notes and photos and if you can find out what software they are using and who makes it. If you can, talk to the staff about their displays. Get any other information on these displays. Also, ask what type of staff training is needed for the software programs. The goal is to keep people lingering in our museum. Bill wants kids to scroll through photos to see what life was like in the old days and have more oral histories available with photos too, so exhibits then can be story based through the high-tech features. He would also like someone to visit the Denver Nature & Science Museum and History Colorado, and others locally.

Goal #2 is to produce 2 new exhibits.

1. American Revolution: This exhibit will contain biographies of revolutionary soldiers, uniforms, illustrations and how it relates to Brighton's revolutionary history. Life sized cut outs will be placed on the front lawn of the new museum. These 5-6 cutouts then can be used for example at Summerfest and other events.
2. Founders Exhibit: It will tell the story of the city through story boards. This exhibit will use most of our artifacts. Depending on space there is possibility of an abridged "Prominent Woman of Brighton" exhibit that may be added.

There are plans to affix a life-size photo of a locomotive train in the ceiling. It will look very realistic. Another exhibit will be on the “Modernization of Brighton as told through the power company and the addition of poles for service.

New Museum Map

We don't have enough storage space but will make it work with what the city has given us for storage in the basement of City Hall. We will have a vault in the office for paper items. We will use all the space in the church and office for the museum.

The structural health of the church has not been completed. The steeple is sinking causing the beautiful hardwood floor to bow and the rest of the floor is sloping to the left towards the south wall. The lead paint test hasn't been completed.

Deaccession Review

Bill informed the committee that no one has contacted us or responded to emails about our deaccession items. They were offered to Ft. Lupton, Adams County, So. Platte, and Strasburg Museums. Also, there was no response from owners when we offered to give the items back to them. To those we called they didn't want it back, others were either deceased, or we couldn't find a relative of the deceased. It has been a month. The Police Dockets that the City didn't want will be professionally shredded.

Events/Grants 2026

The Brighton Japanese American Association (BJAA) Festival will be September 26, 2026 at the Bromley Koizuma-Hishinuma Farm. The museum received a grant of \$3,300 to fund this event. The BJAA is so happy that the festival is at the farm, so they can put the Japanese spirit back into it.

On March 10, 2026 at 9:30am, there will be a volunteer and staff meeting at the 1886 church to collect all the artifacts and items in the building. The church has 13 pews which will be offered for sale on a government surplus clearing house. The buyer must come and pick up the items.

There will not be a Halloween event this year. During Christmas, we may join the city for their events like photos with Santa and of course our famous “Brighton Museum's Grinch”.

New Business

Approval or denial of a donation: Stacey Moore from the Adams and Broomfield Bar Association contacted the museum about donating three black framed composite photos of their past Bar Association members from 1970, 1978, and 1989. They are 44.5 x 36.5 inches in size. She thought, since Brighton is the county seat we might have a reason to keep them. All members of the committee used the collection management criteria when considering the accession of these artifacts. After careful review the museum committee, by unanimous vote, decided to decline this donation. The consensus was that the Adams County Courthouse would be a better place for these items.

The meeting was adjourned at 12:05 pm.

***Respectfully submitted by Barbara Heumann, Museum Volunteer and Brighton Historic Preservation Commission Representative
February 28, 2026.***



STAFF REPORT

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: 3/13/2025

Date Presented: 3/19/2025

Prepared By: Emma Lane, Senior Planner – Historic Preservation

Location: City Hall, 500 S 4th Ave., Brighton, CO 80601

STAFF REPORT

GRANTS & SURVEYS:

- **Grants**
 - 147 S 1st Ave (1886 Church) HSA (Historic Structure Assessment) Grant – awarded
 - Decided to wait for the grant after all

HISTORIC PROPERTIES AND REFERRALS:

- **COAs**
 - 575 Bush Street COA (denied 2/19/26) has been requested to be appealed
 - This will go to the City Council for review

OTHER BUSINESS:

- **Pioneer Cemetery Project**
 - In contact with a few consultants

MUSEUM UPDATES:

- **Engagement and Marketing**
 - Year-End

Monthly Statistics	Feb 2026
Volunteer Hours	69
Total interactions	22
Event Interactions	0
Museum Interactions	6
Total Volunteers	9

- **Social Media**
 - 1 post – Wednesday
 - Reach of posts – 237
 - Followers – 1463
- **Other Business**
 - Intern Lauren began translating all exhibit panels to Espanol
 - Museum concept dioramas being built
 - New museum expenses and budget being formulated