



Approved as Presented on March 19, 2026

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