

COMMUNITY DEVELOPMENT
Historic Preservation

Brighton

402 South 2nd Avenue Historic Landmark Designation

City Council – December 6, 2022

Applicant:
Property Owners:
City Staff Representative:

Sage Naumann
Sage and Sara Naumann
Emma Lane, Senior Planner – Historic Preservation

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Strategic Focus Area

- Recognizable and Well-Planned Community
- Sustainability

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Subject Property Location

- The Property is generally located at the southeast corner of Mather Street and South 2nd Avenue, Lots 1 and 2 of Block 11 of the Walnut Grove Addition.



Aerial Map

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Purpose

- The request is to designate 402 South 2nd Avenue as a local historic landmark.

Process

- The *Land Use & Development Code* allows for a historic landmark designation at the local level.
- Staff used the review criteria outlined in the *Land Use & Development Code* Section 10.03 C. 2. to review the proposal.



Photo Courtesy of Sage Naumann

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Background

The Property:

- Was first owned by D. F. Carmichael, who platted the Walnut Grove Addition in 1887.
- Was purchased by a few developers before Samuel and Millie McLaughlin purchased and built a house in 1919.
- Renters lived in the house from approximately 1921 to 1936, including a notable patriarch, Floyd Henry Cress, and his family.
- In 1936, the Hollemon family purchased the house.
- In 1944, Hedwig Wegner purchased the house for her and her three daughters who lived in the house until 2010 when the eldest daughter died.
- In 2018, Sage and Sara Naumann bought the house and currently reside there.



Ca. 1942



Ca. 1952

Photos Courtesy of Sage Naumann

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Comprehensive Plan

- The Subject Property is designated as Medium Density Residential, which is consistent with the current and future use of the land as a single family dwelling.



Future Land Use Map

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Comprehensive Plan

- Chapter Two: Current Context and Values
 - Heritage
- Chapter Three: Future Land Use Plan & Opportunity Areas
 - Number 3: Continue to Encourage Reinvestment in the Downtown Urban Center



Aerial Map of the Walnut Grove Addition


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Comprehensive Plan



- Chapter Four: Citywide Principles, Policies & Strategies
 - Policy 5.1 - Protect and Enhance the Economic Health of Downtown
 - Policy 6.4 - Encourage the Enhancement of and Reinvestment in Existing Neighborhoods
 - Policy 7.7 - Brighton Shall Set the Standard and Encourage the Use of Green Building Practices
 - Policy 10.1 - Encourage and Support Historic Preservation and Reuse of Existing Structures

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Land Use & Development Code

In making its decision, the City Council shall consider the following (Section 10.03 A.):

Policy. It is the Policy and intent of the City Council to protect and enhance the use of cultural resources having historical and architectural significance for the City's cultural, artistic, environmental, social, economic, political, architectural, historic or other heritage.

Intent. This Section is intended to promote the public health, safety and welfare of the citizens of the City while also providing for the orderly and appropriate preservation, protection, development and redevelopment of cultural resources, including historically significant properties, structures and districts in the City. It is also the intent of this Section to create a reasonable balance between private property rights and the public interest in preserving the City's unique historical character.

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Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 10.03 B. 1.):

1. **Historic Landmark Eligibility.** An individual property may be designated as a historic landmark if it is at least fifty (50) years old and possesses historic and/or architectural significance. If the property is not at least fifty (50) years old, it must possess exceptional historic and/or architectural significance. The finding of historic and/or architectural significance requires that the property meets at least one (1) of the Eligibility Categories. To meet an Eligibility Category, at least one (1) of the criteria must be satisfied. In order to find that a property possesses exceptional historic and/or architectural significance, it must meet at least two (2) of the following Eligibility Categories. The criteria under which the nomination is eligible are as follows:

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Land Use & Development Code

- a. **Architectural Category:** In order to be considered significant in the Architectural Category, at least one (1) of the following criteria must be met:
 1. exemplifies specific distinguishing characteristics of an architectural period or style; or
 2. is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally; or
 3. demonstrates superior craftsmanship or high artistic value; or
 4. contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation; or
 5. evidences a style particularly associated with the Brighton area.



Photo Courtesy of Sage Naumann

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Land Use & Development Code

- b. **Social and Historic Category:** In order to be considered significant in the Social and Historic Category, at least one (1) of the following criteria must be met:
 1. is the site of an historic event that had an effect upon society; or
 2. exemplifies cultural, political, economic or social heritage of the community; or
 3. represents a built environment of a group of people in an era of history; or
 4. has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or nation; or
 5. has an association with a notable person(s) or the work of a notable person(s).



The Cross Family and a Friend
(Brighton City Museum Cross Collection 2017.019.023)

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Land Use & Development Code

c. Geographic and Environmental Category: In order to be considered significant in the Geographic and Environmental Category, at least one (1) of the following criteria must be met:

1. enhances a sense of identity of the community; or
2. by being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or
3. is unique in its location of singular physical characteristics; or
4. possesses unique and notable historic, cultural or architectural motifs; or
5. is an established and familiar mutual setting or visual feature of the community.

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Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On November 21st
 - ✓ One sign posted on the Subject Property.
 - ✓ Written notice was mailed to the property owner of the Subject Property.
 - ✓ Notice was published on the City's Website.
- City staff posted information for the public hearing on various social media sites.
- Staff has received no formal comments from the public regarding the project.

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Summary of Findings

- ✓ Appropriate staff has reviewed this project and recommends approval.
- ✓ On October 13, 2022, the Historic Preservation Commission heard the request via Public Hearing and voted to recommend approval to the City Council.
- ✓ Staff finds the Historic Landmark Designation in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the 402 South 2nd Avenue Historic Landmark Designation.

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Options for the City Council

- ☐ Approve the Historic Landmark Designation as presented via ordinance;
- ☐ Approve the Historic Landmark Designation with changes to the drafted ordinance;
- ☐ Deny the Historic Landmark Designation; or
- ☐ Continue the Historic Landmark Designation to be heard at a later specified date.

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