

319 South Main Street Historic Landmark Designation

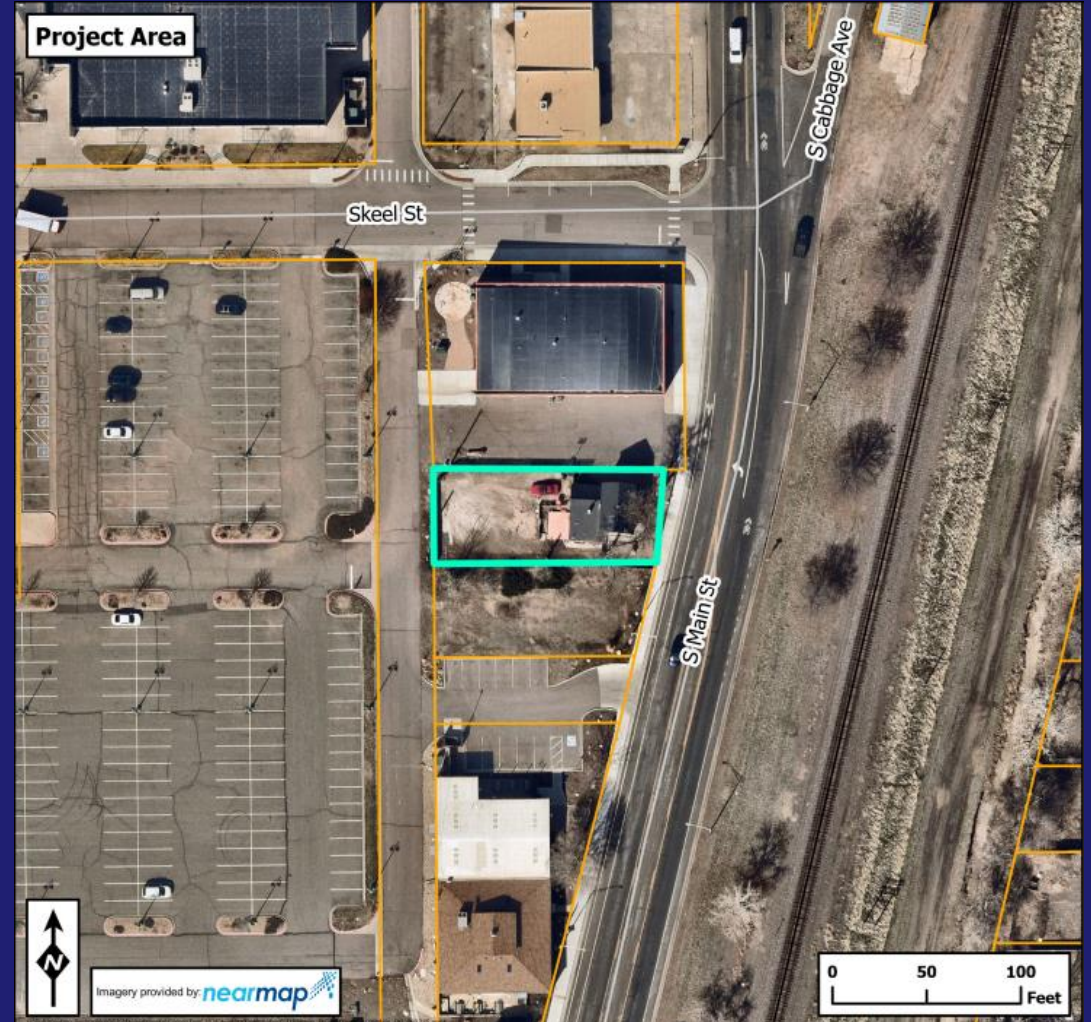
CITY COUNCIL – November 4, 2025

Applicant/Property Owner:
Project Contact:
City Staff Representative:

Beatriz and Trevor Pfannenstiel
Diana Montanez
Emma Lane, AICP, Senior Planner – Historic Preservation

Subject Property Location

The property is generally located to the south of Skeel Street, to the west and north of South Main Street, and to the east of Highway 85 and the Pavilions Development.



Aerial Map

Purpose

- The request is to designate 319 South Main Street 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 in the *Land Use & Development Code* Section 10.03(C)(2) to review the proposal.



Front of 319 South Main Street

Background

The Property:

- Was first owned by the railroad and then purchased by Daniel Carmichael.
- Was platted in 1881 as part of the the Brighton Subdivision, Brighton's first platted neighborhood.
- Added a house in 1902, most likely built by Daniel Carmichael.
- Was owned by multiple Brighton founders, including Herman Schloo and H.E. Hinton.
- Transferred owners many times in its history and is now owned by Beatriz and Trevor Pfannenstiel.

Review Criteria

According to Section 10.03(C) of the LUDC, a public hearing shall be scheduled and held by the City Council to determine if the proposal complies with:

- a. The Eligibility of Designation criteria;
- b. The policy and intent of this Section (10.03); and
- c. The City's Comprehensive Plan.

Staff Analysis – Land Use & Development Code

Historic Landmark Eligibility

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:*

Staff Analysis – Land Use & Development Code

Historic Landmark Eligibility - Architectural

- 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.

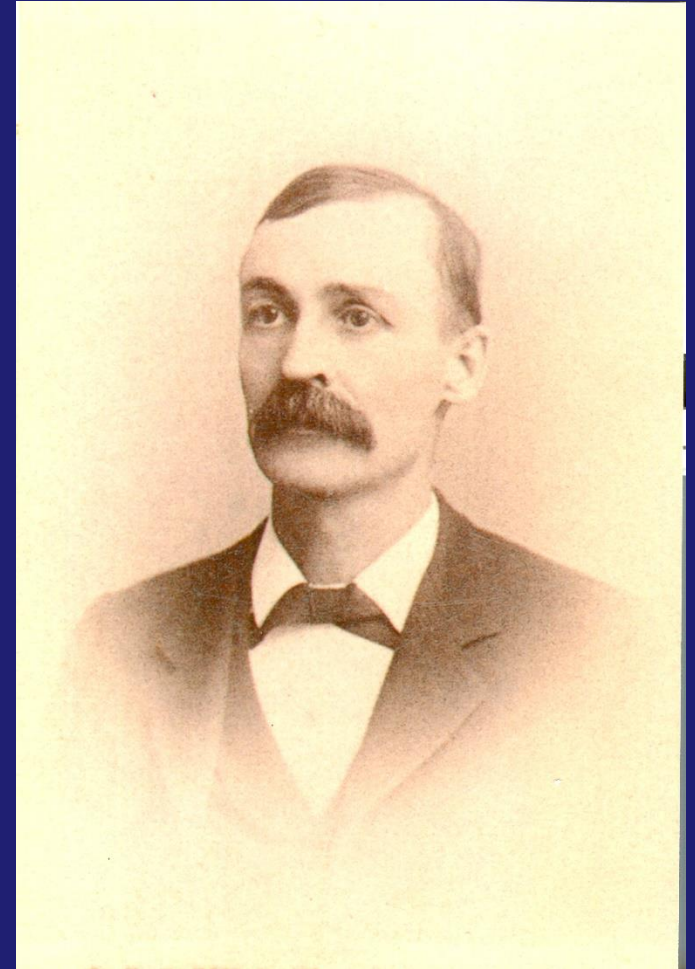


Oblique of 319 South Main Street

Staff Analysis – Land Use & Development Code

Historic Landmark Eligibility – Social and Historic

- 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).



Daniel F. Carmichael

Staff Analysis – *Land Use & Development Code*

Historic Landmark Eligibility – Geographic and Environmental

- 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.

Staff Analysis – Land Use & Development Code

Policy and Intent

In making its decision, the City Council shall use the following criteria (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.*

Staff Analysis – Comprehensive Plan

Future Land Use Designation

- The future land use portion of *Be Brighton*, the Comprehensive Plan, has designated the Property as Downtown which is consistent with the residential building type and the current owner's proposed conversion to a commercial use.



Future Land Use Map

Staff Analysis – Comprehensive Plan

Chapters Two and Three

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*

Staff Analysis – Comprehensive Plan

Chapter Four

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*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On September 9th:
 - ✓ Combined written notice was mailed to the Subject Property owner and surrounding properties.
 - ✓ Combined notice was published on the City's Website.
- On September 10th:
 - ✓ One sign for the City Council hearing was posted on the subject property.
- City staff posted information for the public hearing on various social media sites.
- Planning staff has not received any formal comments in advance of this hearing.

Summary of Findings

- ✓ The appropriate staff has reviewed this project and recommends approval.
- ✓ Staff finds the Historic Landmark Designation is in compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the 319 South Main Street Historic Landmark Designation.

Historic Preservation Commission Recommendation

- ✓ The Historic Preservation Commission heard this item at a public hearing on September 25, 2025, and unanimously recommended approval.

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 a later, specified date if the City Council feels it needs more information to make an informed decision.