



DEPARTMENT OF DEVELOPMENT SERVICES
Development Services Center – 401 N. Elm Street – Denton, Texas 76201 voice: (940) 349-8541
www.cityofdenton.com

City of Denton Historic Landmark Commission
Tax Exemption Application for Designated Historic Sites

Name of Owner Travis Rigsby
Property Address 314 Marietta Street
Telephone/Email (972)-765 1339
Start/Completion Dates _____

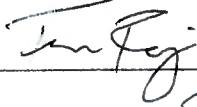
Brief Description of Completed Improvements and/or Restoration Work:

A comprehensive restoration that preserved its original architectural features while incorporating modern
upgrades for comfort and functionality. Improvements included structural reinforcement, restoration of period-accurate
woodwork and finishes, and the installation of updated electrical, plumbing, and HVAC systems. Decorative
elements were carefully repaired or replicated, ensuring the home's historical integrity was maintained.

Please also attach the following with your application:

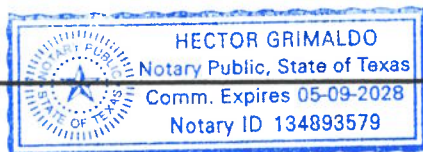
1. Invoice and proof of payment for completed improvements and/or restoration work. (Please note all receipts for work completed must total a minimum of \$10,000 in order to be considered for the Designated Historic Sites Tax Exemption.);
2. Provide a legal description of the property proposed for certification; and
3. If applicable, a Copy of a COA Approval Letter and/or an Issued Building Permit. All exterior renovations/repairs must have an approved Certificate of Appropriateness to qualify for the tax exemption.

By signing this application, I certify that the above information is correct and complete to the best of my knowledge and grant staff access to the indicated property to perform work related to this request. I agree to provide any additional information necessary for this application as requested by the Development Services Department or Historic Landmark Commission.

SIGNATURE:  5/8/25
Print or Type Name: Travis Rigsby

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated. Given under my hand and seal of office on this 8 day of MAY 2025.
(SEAL)


Notary Public Signature





City of Denton Historic Landmark Commission
Tax Exemption Application for Designated Historic Sites

**HISTORIC TAX EXEMPTION QUALIFYING
IMPROVEMENTS AND/OR RESTORATION**

Permanent renovation and repair of said property, shall include but not limited to the following items:

Exterior

- Protective treatment (paint, protective coverings or treatment, siding, and metal cladding)
- Structural members
- Foundations
- Exterior walls
- Roofs and drainage (roof drains, gutters, and downspouts)
- Decorative features (cornice, corbels, trim, and decorative features)
- Overhang extensions (canopies, and metal awnings)
- Stairways, decks, porches, or balconies
- Chimneys
- Handrails and guards
- Window, skylight, doors, and door frames

Interior

- Structural members
- Interior surfaces (paint and plaster)
- Stairs and walking surfaces
- Handrails and guards
- Interior doors

General

- Plumbing (re-piping, water heater, and sanitary sewer)
- Mechanical (furnace, heaters, and ventilation)
- Electrical (service and re-wiring)
- Fire safety (smoke detectors, carbon monoxide detectors)

**ALL EXTERIOR RENOVATIONS/REPAIRS MUST HAVE AN APPROVED CERTIFICATE OF
APPROPRIATENESS TO QUALIFY FOR THE TAX EXEMPTION.**

Return to: Planning Department, 401 N. Elm Street, Denton, Texas, 76201
Phone: 940-349-8541 Fax: 940-349-7707



Key Residential, Ltd
PO Box 2870
Grapevine TX 76099
(972) 755-3045

Contract Invoice

Invoice#: 13174

Date: 09/02/2024

License:

Billed To: Movement Mortgage
283 Constitution Drive
Suite 400
Virginia Beach VA 23462

Project: Rigsby Renovations
314 Marietta Street
Denton TX 76201

Due Date: 09/3/2024

Terms:

Order#

Descrip	Amount
Siding Invoice Siding install labor and material	8,845.00
Insulation Invoice Ext 4", attic 5.5", garage 3.5", sound batt, poly seal labor and material	13,155.94
Sheetrock Invoice Sheetrock hanging and material - Action Gypsum Supply, MTS Drywall	10,975.21
Trash Haul Invoice	810.00
Invoice includes all labor and materials for restoration work on the original structure (approx. 1,067 sqft.)	

Notes:

*** A 3% convenience fee will be applied for all credit card payments.

Thank you for your prompt payment!

Non-Taxable Amount:	33,786.15
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	33,786.15

As of Dec 3, 2024, 8:31 AM



TRANSFERRED

Nov 26, 2024

Dec 3, 2024

Rigsby, Travis

314 Marietta Street, Denton, TX 76201

RESIDENTIAL

None

\$34,664.46

\$34,413.46

\$34,413.46

\$34,413.46

\$34,138.46

\$175.00

\$100.00

[illegible]

Before



After





November 14, 2023

Travis and Sara Rigsby
2700 Dancing Flame Drive
Denton, TX 76201

RE: 314 Marietta Street – Rehabilitation of the Residence and Construction of Rear Addition
(COA23-0007)

Dear Mr. and Mrs. Rigsby:

The Historic Landmark Commission at its meeting on Monday, November 13, 2023, approved your Certificate of Appropriateness (COA) application, on behalf of the City of Denton, to rehabilitate the existing residence and construct a new rear addition at 314 Marietta Street, within the West Oak Area Historic District (WOA). The key improvements include:

- Rehabilitation of the original residence, apart from the removal of the original sun porch and one, rear (east) exterior wall to construct a two-story addition with approximately 3,500 SF of garage and living space.
- Infill of window openings on the north and south facades, and addition of new door openings to provide access to the property.
- Preservation of the existing residence's wood facades. Any deteriorated siding will be replaced with new wooden tongue and groove siding to match. The proposed addition's façade will be a continuation of the original residence, using wooden tongue and groove siding and finished to match.
- Replacement of existing door and windows on the front and south façades of the current residence with 1940s era appropriate windows and leaded glass finishing's that reflect the 1940s tax photo.
- On the west (front) façade, a faux garage door would be installed in the existing garage opening of the original residence so those viewing the structure will understand the original purpose and layout of the structure. The existing concrete driveway would be removed.

Please note that the exterior alterations and proposed rear addition shall not deviate from the submitted plans (see Exhibit A) that were reviewed and approved by the Historic Landmark Commission. Any deviation will require a separate COA.

As a reminder, the approved COA is not a building permit. A building permit is required for any residential construction and/or alteration. Please submit a permit application by applying online or in person.

OUR CORE VALUES

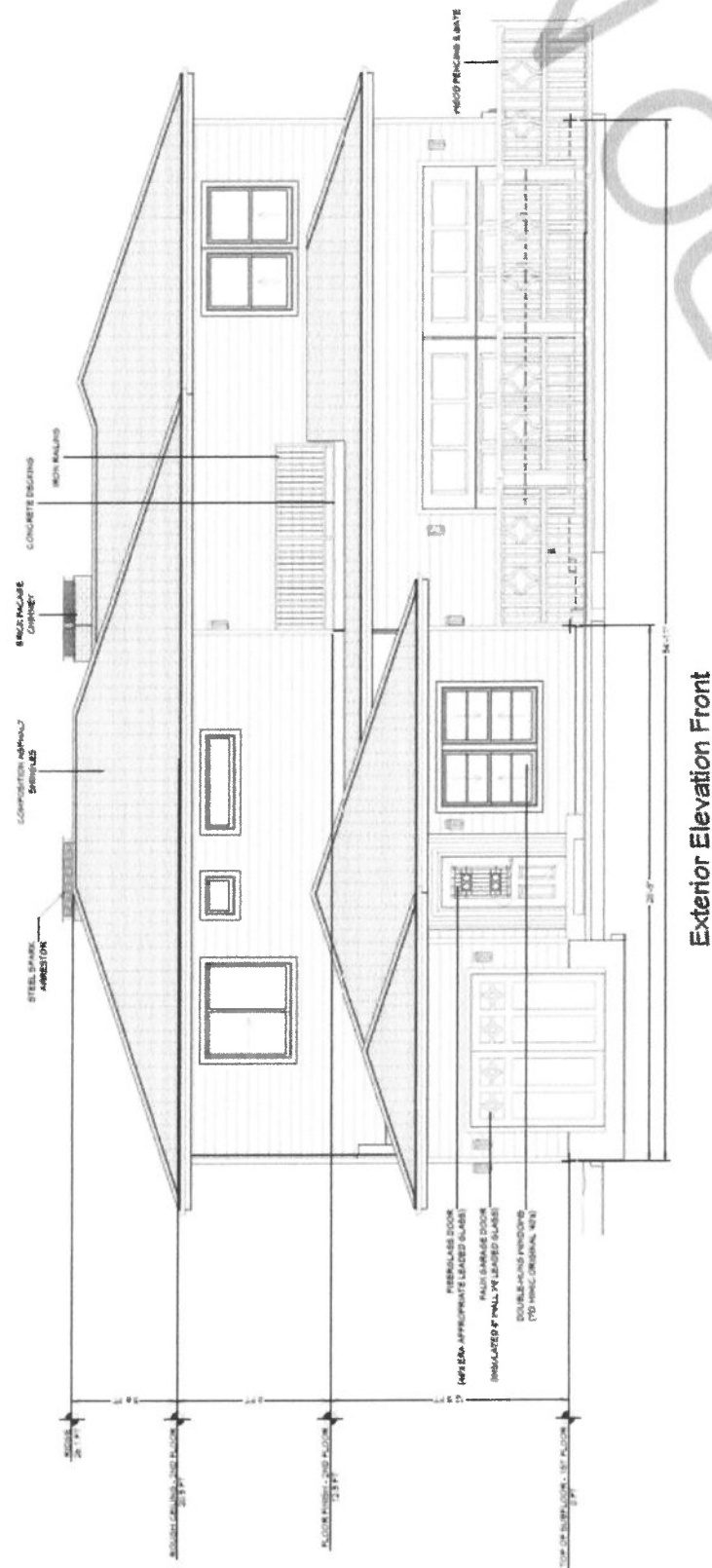
Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

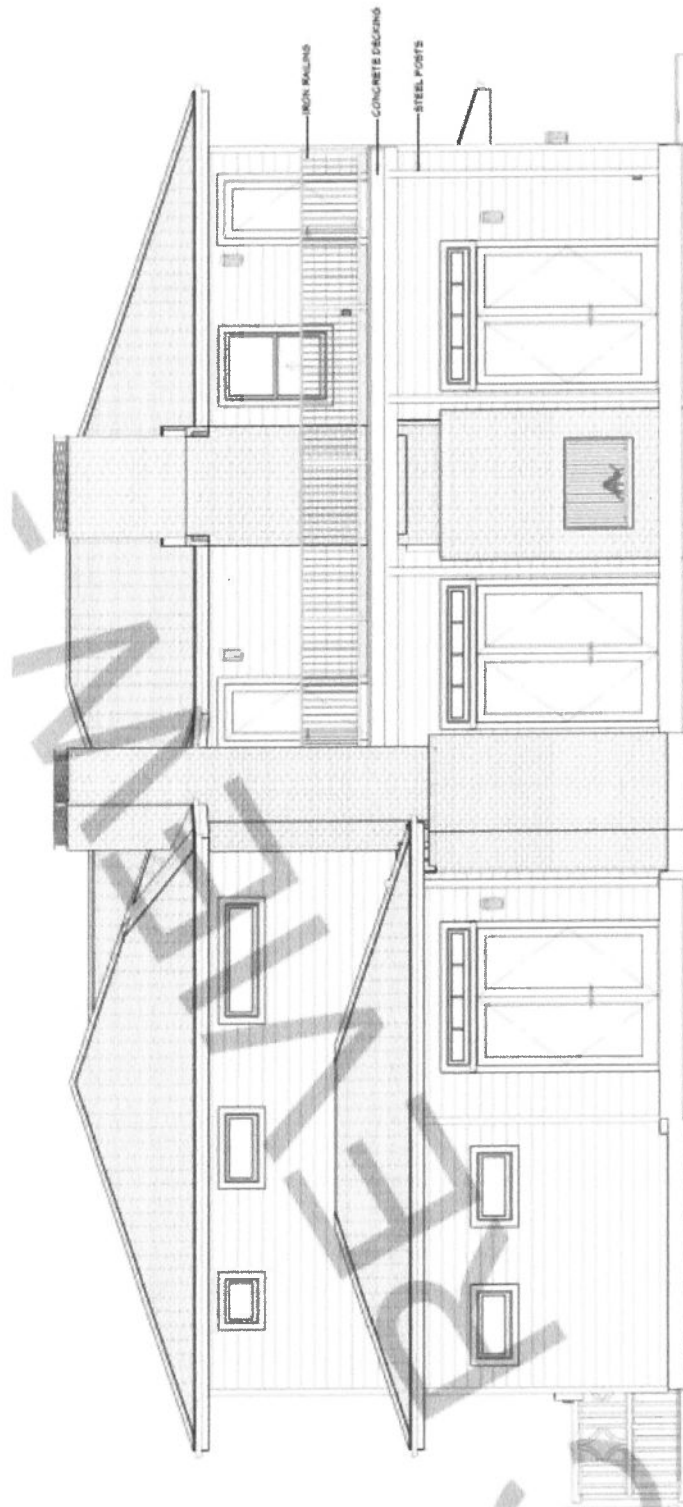
If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at cameron.robertson@cityofdenton.com.

Sincerely,

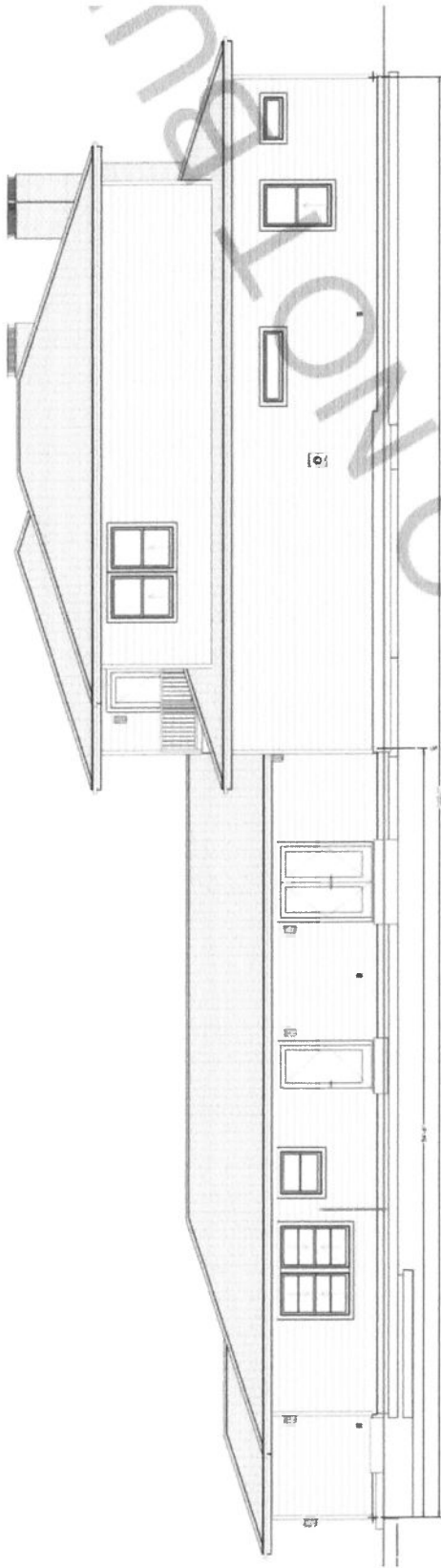
A handwritten signature in black ink, appearing to read "CAMERON ROBERTSON".

Cameron Robertson, AICP
Historic Preservation Officer

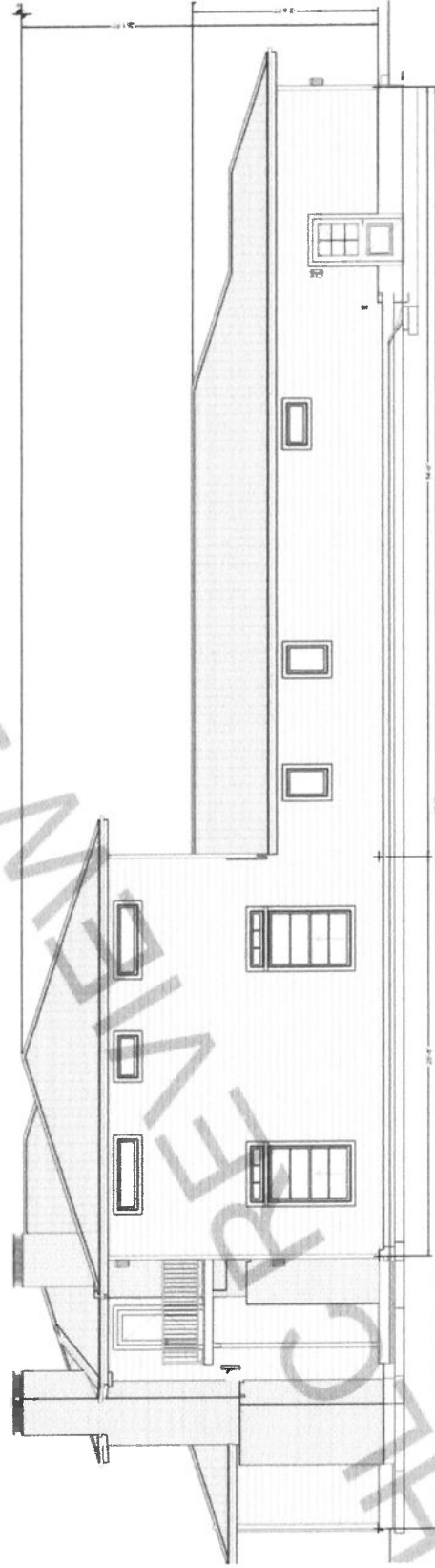




Exterior Elevation Back



Exterior Elevation Right



Exterior Elevation Left



BUILDING PERMIT

Development Services Center
401 N. Elm St.
Denton, Texas 76201
Phone (940) 349-8600

PERMIT NUMBER: 2312-0648				ISSUED DATE: 2/9/2024					
JOB ADDRESS: 314 MARIETTA ST									
OWNER: Travis Riggsby 2700 Dancing Flame Drive Denton, TX 76201				TENANT:					
PHONE: (972)765-1339				PHONE:					
CONTRACTOR: Travis Riggsby 2700 Dancing Flame Drive Denton, TX 76201				DESCRIPTION OF WORK: RESIDENTIAL ALTERATION AND ADDITION					
PHONE: (972)765-1339									
ZONING: R3		LOT: 4		BLOCK: 1		SUBDIVISION: WEST OAK ADDITION		LOT SIZE (SF): 13000	
USE OF BUILDING:		OCC TYPE: R-3		OCC LOAD: 0		NO. UNITS: 0		NO. STORIES: 2	
						TYPE OF CONSTR.: V-B			
FR SETBACK (FT): 20		RR SETBACK (FT): 10		LT SIDE SETBACK: 5		RT SIDE SETBACK (FT): 5		GARAGE (SF): 545	
						BUILDING (SF): 4558		REMODEL/TI (SF): 3258	
						PORCH (SF): 409		OTHER (SF): 3258	
VALUATION: \$603174.78		SPRINKLER REQ'D:		PLANS APPR BY: AR		DATE APPROVED: 2/9/2024		TOTAL (SF): 5512	
FEES:									
ADDITIONS / ALTERATIONS / FIRE \$325.00									
BUILDING PERMIT SFR \$3,748.68									
PLAN REVIEW ALTERATION \$141.00									
TOTAL FEE \$4,214.68			TOTAL FEES PAID \$4,214.68				TOTAL DUE		
COMMENTS: ***SECTION 402.4 OF THE 2021 IECC REQUIRES A BLOWER DOOR TEST AND A DUCT BLASTER TEST AS WELL AS 100% OF LAMPS SHALL BE HIGH-EFFICACY LAMPS. *** 1) Engineered foundation provided. 2) Engineered wind bracing provided. 3) Smoke detectors required in bedroom and in immediate vicinity accessing bedroom. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwellings units that have attached garages. 4) Arc fault is required in all rooms except where GFCI is required. 5) Receptacle outlets shall be installed as specified in 210.52 through 210.63 of 2020 NEC. 6) Addition to meet parameters of Energy Report submitted and provide an as-built report prior to final inspection as well as final testing form completed by an Energy rater. 7) One set of approved plans must be on job site at all times. 8) Proof of termite treatment must be provided prior to final.									

Permits expire if work not commenced within 180 days or ceases more than 180 days. * The City of Denton is not responsible to review the applicability of plat covenants to this permit. Compliance with plat covenants is the sole responsibility of the applicant/owner.

*** Nothing herein shall relieve the applicant of the obligation to comply with all ordinance and regulatory requirements, including but not limited to requirements relating to the Historic Landmark Commission, of the City of Denton. The responsibility for conducting due diligence relating to limitations/restrictions attaching to the property which is the subject of this permit rests solely on the applicant**