

HL24-0006b 1526 Willowwood Street Historic Tax Exemption

Cameron Robertson

Historic Preservation Officer

January 14, 2025



Location

- **Address:** 1526 Willowwood Street
- North side of Willowwood Street, between Kendolph Drive and McCormick Street
- **Owner/Applicant:** James Carr and Jennifer Lane



Historic Designation

Local Historic Landmark



Request

- Application for Historic Landmark Tax Exemption for approval under Section 10-128: Partial Tax Exemption of Designated Historic Sites

- Repairs/Updates:

Services	Payment
Repair and recoat stucco walls on the north side of the residence Replace 10-foot high by 12-foot-long area with new sheathing, felt paper, metal lath, and plaster cement Recoat stucco walls: Applied acrylic base coat with fiberglass mesh embedded to reinforce existing stucco walls; one coat of weld-crete; and two coats of La Hara Finish Coating. This was done to match existing wall color and texture; and two coats of clear sealer	\$18,000.00
Create a 3" slope, at 3 feet away from the foundation, starting at least 2" below existing masonry. Work within a 6-foot-wide path from the house, covering approx. 700 sf and 170 liner feet, ending near the small outbuilding, near the eastern fence line. Cut, gather, and haul off all organic 7 feet from the house and relocate all gravel and boulders. Remove sidewalk extending from the patio (saw cut, break, load and haul off) Disposal Fee: <ul style="list-style-type: none"> • 12,000 lbs. of gravel (bio-swale, patio, and back bed) • Organics, mulch, grasses, dead red tip, limbs, including the large privet • Concrete Create a 3" slope, at 3 feet away from the foundation, working within a 7-foot-wide path from the house, covering approx. 700 sf and 170 liner feet, ending near the small outbuilding, near the eastern fence line. Use a mini excavator and skid steer. Cover the excavated area with landscape fabric (4 mil plastic to cover the soil before gravel implemented), then cover with 2 to 3" of large native gravel. Replace all soil moved for stucco work. Backfill and pack, 15" deep by whole length of the house. Unearth existing sprinkler system wires and contain in a 10" round bucket. 12"x3" pavenstone border between river rocks and soil on the left side Install new grass cover to prevent erosion of the new grade. Will cover the newly excavated drainage swale.	\$12,562.00
TOTAL	\$30,562.00

- **\$29,287.00** (excludes disposal fees, the pavenstone border, and sidewalk removal)

Before and After: Stucco



BEFORE

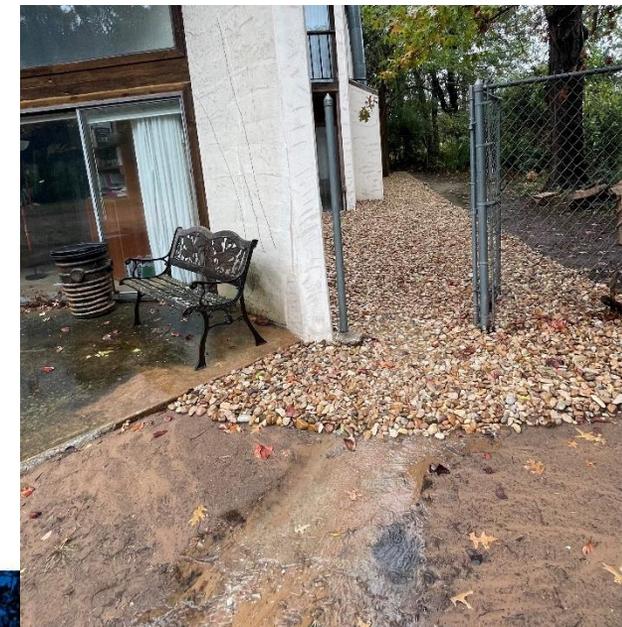


AFTER

Before and After: Surface Drainage



BEFORE



AFTER

Recommendation

- The Historic Landmark Commission made a **favorable** determination (4-0) that the expenses presented, with the exception of the disposal fees, pavestone border, and removal of the sidewalk, resulted in a permanent improvement and/or restoration of the landmarked property located at 1526 Willowwood Street.
- Staff recommends **approval** of the application for a partial tax exemption of the designated historic site located at 1526 Willowwood Street, in accordance with Chapter 10, Article VI, Sections 10-126 through 10-129 of the Denton Municipal Code of Ordinances as a designated as a Local Historic Landmark in need of tax relief. With the exception of the disposal fees, pavestone border, and removal of the sidewalk, the applicant still meets the minimum ten thousand dollars (\$10,000.00) or more requirement stated in the City's Code of Ordinances, Sec. 10-128 (c).

QUESTIONS?

Cameron Robertson, AICP
Historic Preservation Officer
Planning Division



1/14/2025

File ID: HL24-0006b