

HL23-0001a 1314 N Locust Street Historic Tax Exemption

Cameron Robertson
Historic Preservation Officer
May 16, 2023 City Council Meeting



Location

- **Address:** 1314 N Locust Street
- Northeast corner of N Locust Street and E 3rd Street
- **Owner:** TJD Holdings, LLC
- **Applicant:** Tim DePalma



Property History

- **Local Historic Landmark**
 - John and Annie Maclachlan House (ca. 1912)



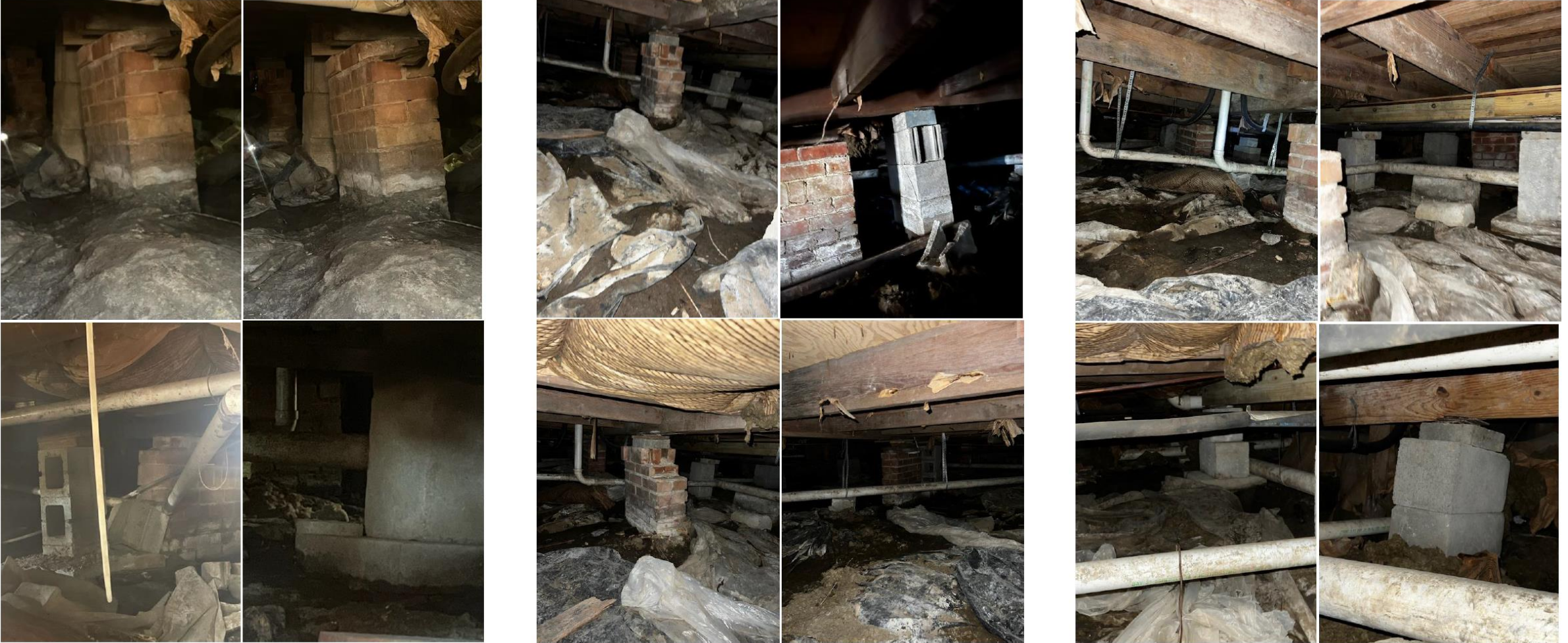
Request

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

<u>Company</u>	<u>Service</u>	<u>Payment</u>
Nick Manesh Engineering, LLC	Inspection of Foundation, Crawl Space, Drainage System, and Interior/Exterior Walls w/ a Report and CAD Drawings	\$797.78 (Original Est. = \$775)
Brown Foundation Repair	Approx. 159' ADS Pipe French Drain w/ Filter Fabric Wrap and Downspout Connections	\$19,000 (Original Est. = \$18,500)
	Crawl Space Adjustments w/ Re-Shimming, Pre-Cast Pier replacements, and Joist replacements	\$28,200 (Original Est. = \$28,700)
A.H. Electrical Service, Inc.	Electrical System for the 2 Water Pumps (Water Drainage System)	\$775
TOTAL		\$48,772.78

- \$48,772.78

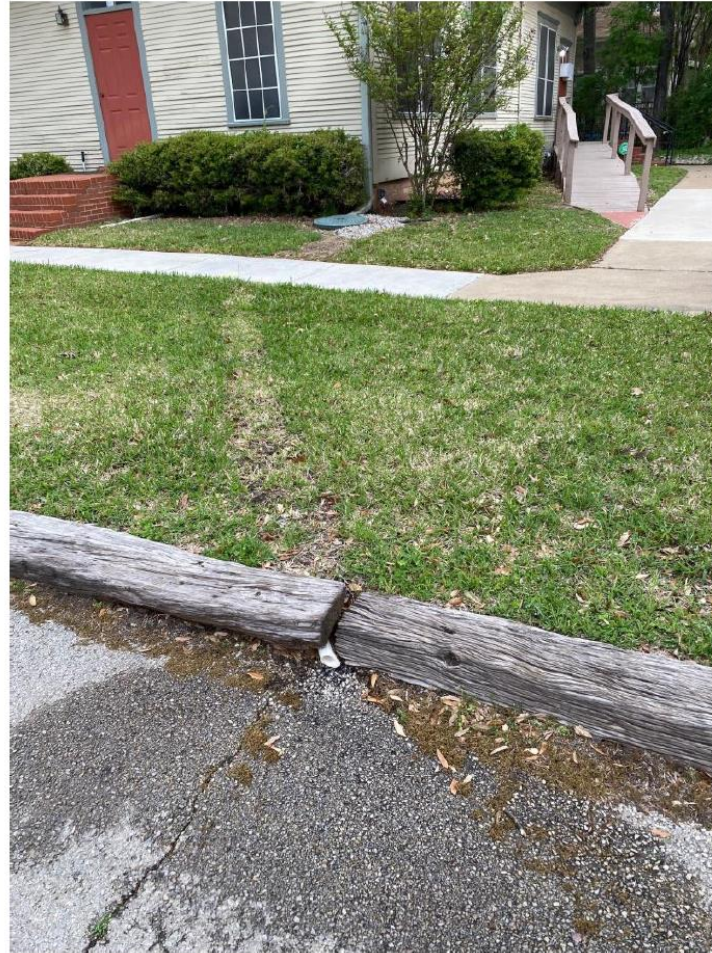
Before: Foundation, Crawl Space & Drainage System



After: Water Pumps & Drainage System



After: Water Pumps & Drainage System



Recommendation

- Historic Landmark Commission made a **favorable** determination that the expenses presented, with the exception of the inspection, report, and CAD drawings, resulted in a permanent improvement and/or restoration of the landmarked property located at 1314 N Locust Street. With the exception of the inspection, report, and CAD drawings, 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 (d).
- Staff recommends **approval** of the application for a partial tax exemption of the designated historic site located at 1314 N Locust 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 inspection, report, and CAD drawings, 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 (d).

QUESTIONS?

Cameron Robertson, AICP
Historic Preservation Officer
Planning Division