



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** June 9, 2025

### **SUBJECT**

Hold a public meeting and determine whether the presented expenses resulted in a permanent improvement and/or restoration of a local historic landmark property located at 314 Marietta Street. The site is located on the east side of Marietta Street, between W Oak Street and Houston Place. (HL25-0001, 314 Marietta Street Historic Tax Exemption, Cameron Robertson)

### **BACKGROUND**

The property is a local historic landmark located on the east side of Marietta Street, between W Oak Street and Houston Place. The applicants, Travis and Sara Rigsby, have completed improvements and restoration work to the residential property's interior and exterior facades, through structural reinforcement, restoration of period-accurate woodwork and finishes, installation of updated electrical, plumbing, and HVAC systems. Additionally, decorative elements of the original structure were repaired or replicated. The work completed by Key Residential, Ltd. and New Bandon, Ltd. DBA homeMADE Design is shown on the following page.

<b><u>Services</u></b>	<b><u>Payment</u></b>
Window Installation (Jeld-Wen AuraLast)	\$24,815.17
Siding: Siding install labor and material  Insulation: Ext 4", attic 5.5", gimage 3.5", sound batt, poly seal labor and material  Sheetrock: Sheetrock hanging and material – Action Gypsum Supply, MTS Drywall  Trash Haul	\$33,786.15
Plumbing: Turn key plumbing rough-in, stack-out, fixture setting material & labor	\$22,761.71
City of Denton Building Permit: Residential alteration and addition	\$4,214.68
Masonry: ACME brick and mortar, sand and lintels, and masonry labor	\$12,104.46
Enhanced Home Design Package, including garage, patios, balcony, and discounted	\$12,332.65
HVAC: Turn key package for Carrier 5 and 2 ton 90% gas furnace 15.5 seer ducts	\$16,800.00
Framing: Frisco lumberyard material cost plus shipping; 84 lumberyard material cost plus shipping; Home Depot materials; framing labor; trash haul and dump fees; roofing material and labor	\$115,131.30
Fireplace: Three fireplace inserts with labor	\$13,000.00
Trimming Out: Priming base, casing, and paint package  Driveway & Patios: Forming material and labor  Sheetrock: Third Payment  Flooring Finishes: Final Payment  Plumbing: Final Payment  Hand railing material and labor  Landscape material and labor	\$34,664.46
Bostrom Energy Check	\$250.00
Electrical: 225 AMPS service single phase 120-240, electric panels (1) 225 disconnect, A/C, gas heaters, range/oven gas, gas water heater, dryer, washing machines, ceiling fans, exhaust fans, 4-way switches, 3-way switches, single pole switches, flush mount lights (vanities, floods, sconces), 6" lights, outlets, smoke detectors, and 240v outlet in garage	\$39,535.00
DME underground electrical service	\$3,776.00
<b>TOTAL</b>	<b>\$333,171.58</b>

The applicant submitted invoices and a breakdown of pricing for the subject work, which is included in their application. Refer to Exhibit 3 - Application for Historic Landmark Tax Exemption Authorization.

Based on documentation, the improvements were completed in late 2023 and throughout 2024. The total expenses for the work was \$333,171.58. The applicant provided staff supporting documentation confirming proof of payment for the completed improvements and restoration work.

Of the improvements made to the property, the trash haul fees, the Enhanced Home Design Package, roofing and framing labor, and fireplace inserts and labor in the amount of \$61,173.33, do not meet the qualifying improvements and/or restoration projects for the City's tax exemption, as they do not pertain to the general maintenance and/or restoration of the historic property. Therefore, they do not contribute to the total expense amount for the work completed.

The remainder of the work that was completed at the expense amount of \$271,998.25, qualifies the applicant for the City's tax exemption for historic preservation of an historic property.

### **CONSIDERATIONS:**

1. Per the City's Code of Ordinances, Sec. 10-128 (c), Any property which is designated a historic site after the first day of January 2009 may be exempt from real property ad valorem taxes levied by the City of Denton to the extent of fifty (50) percent of the assessed value of the designated historic site if the property owner demonstrates to City qualifying expenses of ten thousand dollars (\$10,000.00) or more for permanent improvements and/or for restoration of said property. The qualifying expenses are limited to two (2) years prior to designation as a historic site. The Historic Landmark Commission must determine whether the qualifying expenses result in a permanent improvement and/or restoration of said property as a condition of receiving the exemption. The exemption provided for herein shall apply for a maximum of ten (10) successive years, beginning with the first year the property is entitled to the exemption during the specified years and continuing and including each and every year of the nine (9) successive years thereafter during which the property is a designated historic site on the first day of January of those nine (9) successive years.
2. The subject property is designated as a Local Historic Landmark.
3. The applicant has spent a total of \$333,171.58 for improvements and restoration related to interior and exterior facades, through structural reinforcement, restoration of period-accurate woodwork and finishes, installation of updated electrical, plumbing, and HVAC systems. Additionally, decorative elements of the original structure were repaired or replicated. However, the trash haul fees, the Enhanced Home Design Package, roofing and framing labor, and fireplace inserts and labor in the amount of \$61,173.33 do not meet the qualifying improvements and/or restoration projects of the City's tax exemption. As such, the applicant has spent a total of \$271,998.25 in qualifying improvements and/or restoration.
4. If the Historic Landmark Commission recommends a favorable determination that the expenses presented resulted in a permanent improvement and/or restoration of the landmarked property, staff will forward a draft Resolution to the City Council to consider approving the subject property as a designated Local Historic Landmark in need of tax relief.
5. If the City Council approves the Resolution, the applicant will then need to apply for the partial tax exemption with the chief appraiser of the Denton Central Appraisal District.

## **PREVIOUS ACTION/REVIEW**

### **Certificate of Appropriateness:**

- COA23-0007: The Historic Landmark Commission approved the application for the rehabilitation of the residence and construction of a rear addition on November 13, 2023.

### **Building Permit:**

- #2312-0648: A building permit was issued on February 9, 2024, for a residential alteration and addition.

## **OPTIONS**

1. Make a favorable finding of improvement and/or restoration
2. Deny
3. Continue the item

## **RECOMMENDATION**

Staff recommends a **favorable** determination that the expenses presented, with the exception of the trash haul fees, the Enhanced Home Design Package, roofing and framing labor, and fireplace inserts and labor, resulted in a permanent improvement and/or restoration of the landmarked property located at 314 Marietta Street. With the exception of the trash haul fees, the Enhanced Home Design Package, roofing and framing labor, and fireplace inserts and labor, the applicant meets the minimum ten thousand dollars (\$10,000.00) or more requirement stated in the City's Code of Ordinances, Sec. 10-128 (c).

## **EXHIBITS:**

1. Agenda Information Sheet
2. Site Location Map
3. Application for Historic Landmark Tax Exemption Authorization

Respectfully submitted:  
Tina Firgens, AICP  
Deputy Director Development Services/  
Planning Director

Prepared By:  
Cameron Robertson, AICP  
Historic Preservation Officer