



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
www.cityofdenton.com

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** October 13, 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 218 N Locust Street. The site is located on the southeast corner of the intersection of N Locust Street and E McKinney Street. (HL25-0003, 218 N Locust Street Historic Tax Exemption, Cameron Robertson)

### **BACKGROUND**

The property is a local historic landmark located on the southeast corner of the intersection of N Locust Street and E McKinney Street. The applicant, Tim Beaty, has completed improvements to the property's interior, including the removal of old vinyl tiles (VAT) and mastic adhesives, HVAC duct insulation, as well as old thermal system insulation (TSI) around piping. The work, which was completed by TEAM Enterprise, is shown below.

| <b><u>Services</u></b>                                                                                                                                                                                                                                                        | <b><u>Payment</u></b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Removal of VAT/Mastic in 2 <sup>nd</sup> floor meeting room (approx.. 540 sf)                                                                                                                                                                                                 | \$2,925.00            |
| Removal of HVAC Duct Insulation in 2 <sup>nd</sup> floor furnace room (approx.. 871 sf)                                                                                                                                                                                       | \$10,077.00           |
| Removal of TSI pipe insulation in 2 <sup>nd</sup> floor furnace room (approx.. 75 lf)                                                                                                                                                                                         | \$3,250.00            |
| Consulting – Work Plan, Onsite Monitoring, Clearance Sample and Clearance Report <ul style="list-style-type: none"><li>• Work Plan / Project (\$650.00)</li><li>• Daily Onsite Air Monitoring (\$3,070.00)</li><li>• Final Sampling and Clearance Report (\$650.00)</li></ul> | \$4,370.00            |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                  | <b>\$20,622.00</b>    |

The applicant submitted an invoice 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 the Spring of 2024. The total expenses for the work were \$20,622.00. The applicant provided staff supporting documentation confirming proof of payment for the completed improvement work.

Of the improvements made to the property, the consulting fees in the amount of \$4,370.00, 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 \$16,252.00, qualifies the applicant for the City's tax exemption for historic preservation of an historic property.

### **CONSIDERATIONS:**

1. The previous property owner originally applied for and received the historic tax exemption in 2011, which expired in 2021. Per the City's Code of Ordinances, Sec. 10-128 (d), Additional ten (10) year exemptions thereafter will require the property owner to demonstrate to city qualifying expenses of ten thousand dollars (\$10,000.00) or more, beyond those demonstrated for the initial or subsequent exemption, for permanent improvements and/or for restoration of said property. The historical 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.
2. The subject property is designated as a Local Historic Landmark, established by Ordinance No. 82-22 on February 23, 1982.
3. The applicant has spent a total of \$20,622.00 for improvements related to the building's interior, through the removal of old vinyl tiles (VAT) and mastic adhesives, HVAC duct insulation, as well as old thermal system insulation (TSI) around piping. However, the consulting fees in the amount of \$4,370.00 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 \$16,252.00 on 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:**

- COA13-0021: The Historic Preservation Officer approved the application for the replacement of missing or damaged glass windowpanes, as well as, the scraping, caulking, and painting of the exterior woodwork, window trim, and front door of the building on August 30, 2013.

#### **Building Permit:**

- #2403-0153: A building permit was issued on March 6, 2024, for a utility name transfer.

### **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 consulting fees, resulted in a permanent improvement and/or restoration of the landmarked property located at 218 N Locust Street. With the exception of the consulting fees, 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 (d).

**EXHIBITS:**

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

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared By:  
Cameron Robertson, AICP  
Historic Preservation Officer