



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

---

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** January 14, 2025

### **SUBJECT**

Consider approval of a resolution of the City of Denton approving an application for a partial tax exemption of designated historic sites, in accordance with Chapter 10, Article VI, Sections 10-126 through 10-129 of the Denton Municipal Code of Ordinances, for a Local Historic Landmark located at 1526 Willowwood Street, located on the north side of Willowwood Street, between Kendolph Drive and McCormick Street; providing for severability; and providing an effective date. The Historic Landmark Commission recommends a favorable determination (4-0). (HL24-0006b, 1526 Willowwood Street - Tax Exemption, Cameron Robertson)

<https://dentontx.new.swagit.com/videos/322072>

### **BACKGROUND**

The property is a local historic landmark located on the north side of Willowwood Street, between Kendolph Drive and McCormick Street. It was designated by City Council on September 17, 2024 (Ordinance HL24-0002b). The applicants, Jennifer Lane and James Carr, have completed repairs and maintenance to the residential property's exterior rear façade, as well as installed a new surface drainage system at the rear of the property. The work completed by Barboza Plastering LLC and LIFT Inc. is shown on the following page.

<b><u>Services</u></b>	<b><u>Payment</u></b>
<p>Repair and recoat stucco walls on the north side of the residence.</p> <p>Replace 10-foot high by 12-foot-long area with new sheathing, felt paper, metal lath, and plaster cement.</p> <p>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.</p>	\$18,000.00
<p>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.</p> <p>Remove sidewalk extending from the patio (saw cut, break, load and haul off).</p> <p>Disposal Fee:</p> <ul style="list-style-type: none"> <li>• 12,000 lbs. of gravel (bio-swale, patio, and back bed)</li> <li>• Organics, mulch, grasses, dead red tip, limbs, including the large privet</li> <li>• Concrete</li> </ul> <p>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 linear feet, ending near the small outbuilding, near the eastern fence line. Use a mini excavator and skid steer.</p> <p>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.</p> <p>Replace all soil moved for stucco work. Backfill and pack, 15” deep by whole length of the house.</p> <p>Unearth existing sprinkler system wires and contain in a 10” round bucket.</p> <p>12”x 3” paverstone border between river rocks and soil on the left side.</p> <p>Install new grass cover to prevent erosion of the new grade. Will cover the newly excavated drainage swale.</p>	\$12,562.00
<b>TOTAL</b>	<b>\$30,562.00</b>

The applicant submitted invoices and a breakdown of pricing for the subject work, which is included in their application. Refer to Exhibit 4 - Application for Historic Landmark Tax Exemption Authorization.

The Historic Preservation Officer administratively approved the application for the exterior stucco repairs to the rear of the residence on October 4, 2024 (COA24-0011).

The total expense for the improvements was \$30,562.00. The applicant has provided supporting documentation with proof of payment for the completed repairs and maintenance to the residential property

(Refer to Exhibit 4). Of the improvements made to the property, the disposal fees, pavestone border, and removal of the sidewalk in the amount of \$1,275.00 do not meet the qualifying improvements and/or restoration projects of 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 \$29,287.00, 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 \$30,562.00 for improvements related to property drainage and recoating of the stucco rear facade. However, the disposal fees, pavestone border, and removal of the sidewalk do not meet the qualifying improvements and/or restoration projects of the City’s tax exemption. As such, the qualifying expenditures for the tax exemption is \$29,287.00.
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 (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
September 17, 2024	City Council	Historic Landmark Designation (HL24-0002b)	Approved (6-1)
December 9, 2024	Historic Landmark Commission	Historic Tax Exemption (1526 Willowood Street)	Favorable Determination (4-0)

**NEIGHBORHOOD MEETING**

Public engagement is not required for this application type.

## **OPTIONS**

1. Approve as submitted
2. Deny
3. Postpone consideration

## **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 Willowood Street. Staff recommends approval of the application for a partial tax exemption of the designated historic site located at 1526 Willowood 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).

## **EXHIBITS:**

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Site Location Map

Exhibit 3 - Chapter 10, Article VI, Sections 10-126 through 10-129

Exhibit 4 - Application for Historic Landmark Tax Exemption Authorization

Exhibit 5 - December 9, 2024 – Draft HLC Meeting Minutes

Exhibit 6 - Draft Resolution

Exhibit 7 - Presentation

Respectfully submitted:

Tina Firgens, AICP

Deputy Director Development Services/  
Planning Director

Prepared By:

Cameron Robertson, AICP

Historic Preservation Officer