



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Historic Landmark Commission

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Monday, May 13, 2024

5:30 PM

Development Service Center

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After determining that a quorum is present, the Historic Landmark Commission of the City of Denton, Texas will convene in a Regular Meeting on Monday, May 13, 2024, at 5:30 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

#### **1. PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

#### **2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

Citizens may complete one Request to Speak “Public Comment” card per night for the “Presentations from Members of the Public” portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding items not listed on the agenda. No official action can be taken on these items. Presentations from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

#### **3. ITEMS FOR CONSIDERATION**

Interested citizens should arrive at the meeting prior to the scheduled start time. Public comment will be accepted only for those items identified to be "public meeting(s)".

- A. [HLC24-014](#) Consider approval of the March 18, 2024 minutes.

Attachments: [Exhibit 1 - March 18, 2024 HLC Meeting Minutes](#)

- B. [HL24-0001](#) 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 903 W Oak Street, in the Oak-Hickory Historic District. The site is located on the south side of W Oak Street between Fulton Street and Mounts Avenue. (HL24-0001, 903 W Oak Street, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Site Location Map](#)  
[Exhibit 3 - Application for Historic Landmark Tax Exemption Authorization](#)

#### **4. WORK SESSION**

- A. [HLC24-018](#) Receive a report and hold a discussion regarding the economic impact of Denton’s Historic Preservation Program.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Presentation](#)

- B. [HLC24-012](#) Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- C. [HLC24-011](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Attachments: [Exhibit 1 - 2024 Matrix](#)

## **5. CONCLUDING ITEMS**

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Historic Landmark Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Historic Landmark Commission reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

### **CERTIFICATE**

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 10, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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## Legislation Text

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**File #: HLC24-014, Version: 1**

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### **AGENDA CAPTION**

Consider approval of the March 18, 2024 minutes.

MINUTES  
HISTORIC LANDMARK COMMISSION  
March 18, 2024

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, March 18, 2024, at 5:30 p.m. at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, and Linnie McAdams

ABSENT: None

**REGULAR MEETING**

**1. PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas Flag

**2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

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There were no presentations from the public.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. **HLC24-010:** Consider approval of the February 12, 2024 minutes.

Commissioner McAdams moved to approve the minutes as presented. Motion seconded by Vice-Chair Treat. Motion carried.

AYES (4): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, and Linnie McAdams

NAYS (0): None

**4. WORK SESSION**

- A. **HLC24-009:** Receive a report and hold a discussion regarding historic tax exemptions offered at the Local, State, and National levels.

Cameron Robertson, Historic Preservation Officer, presented the historic tax exemptions offered at the Local, State, and National levels. Discussion between Staff and Commission followed.

- B. HLC24-007:** Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

Staff presented the item, and no designations were presented.

- C. HLC24-008:** Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Staff presented the item. No matrix items were presented.

## **5. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 6:10 p.m.

**X**

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Shaun Treat  
Historic Landmark Commission Vice-Chair

**X**

---

Lacy Brummett  
Administrative Assistant

Minutes Approved On: \_\_\_\_\_



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## Legislation Text

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**File #:** HL24-0001, **Version:** 1

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### **AGENDA CAPTION**

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 903 W Oak Street, in the Oak-Hickory Historic District. The site is located on the south side of W Oak Street between Fulton Street and Mounts Avenue. (HL24-0001, 903 W Oak Street, Cameron Robertson)



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** May 13, 2024

### **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 903 W Oak Street, in the Oak-Hickory Historic District. The site is located on the south side of W Oak Street between Fulton Street and Mounts Avenue. (HL24-0001, 903 W Oak Street, Cameron Robertson)

### **BACKGROUND**

The Oak-Hickory Historic District property is a local historic landmark known as the G.H. Blewett House, which is located on the south side of W Oak Street between Fulton Street and Mounts Avenue. The applicants, Dudley and Dee Ann Reed, have completed repairs and maintenance to the residential property's electrical system, drainage network, architectural details, interior doorways, and fireplace. The work completed is listed below:

<b><u>Company</u></b>	<b><u>Service</u></b>	<b><u>Payment</u></b>
Servigon Construction Group, LLC	Sump Pump Repair	\$3,905.00
	Replace Smaller Sump Pump; Breaker Box Updates; Sealed Fireplace Opening and Capped Gas Line, along with General Repair; Door Adjustments	\$4,605.00
	Removal and Replacement of Non-Historic Crown Molding with Historically Accurate Crown Molding to match remaining residence	\$8,513.44
	Bathroom Renovations and Creation of a New Storage Space	\$13,162.00
<b>TOTAL</b>		<b>\$30,185.44</b>

The applicant submitted invoices 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 March 2021, May 2021, November 2022, and March 2024. The total expense for the work was \$30,185.44. The applicant has provided staff with proof of payment for the completed repairs and maintenance in the form of supporting documentation.

Of the improvements made to the property, the creation of the new storage space and the trash haul, 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 \$19,750.44, 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 (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.
3. The applicant has spent a total of \$30,185.44 for improvements related to property drainage, electrical, interior detailing, bathroom renovations, and creation of new storage space. However, the creation of a new storage space and trash hauling 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 \$19,750.44 for improvements.
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 continued 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**

#### **Building Permits:**

- 1106-0109: Building permit issued June 13, 2011 for stair alterations.
- 1910-0103: Building permit issued October 3, 2019 for the installation of 100 feet of sewer line.

#### **Certificates of Appropriateness:**

- COA11-0018: Administratively approved application for the replacement of two sets of rotting stairs and a landing to one at the rear of the residence on June 10, 2011.
- COA12-0022: Tax exemption approved by Historic Landmark Commission on October 8, 2012.
- COA14-0017: Administratively approved application for the replacement of the roof with white, Tamko Glass-Seal shingles on April 25, 2014.
- COA14-0020: Administratively approved application for the removal of a window on the western facade on May 12, 2014.
- COA14-0061: Administratively approved application for the in-kind replacement of the floorboards on the wrap-around porch on September 10, 2014.
- COA14-0062: Historic Landmark Commission approved application to paint wrap-around porch in original color found during renovations on October 13, 2014.
- COA15-0003: Administratively approved application to rebuild the two wooden attic windows, reusing the existing glass and filling in with matching replacement glass of the same type and color on the front of the house, on February 5, 2015.



- COA15-0046: Administratively approved application for the repair and replacement of rusted downspouts on September 17, 2015.

### **OPTIONS**

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

### **RECOMMENDATION**

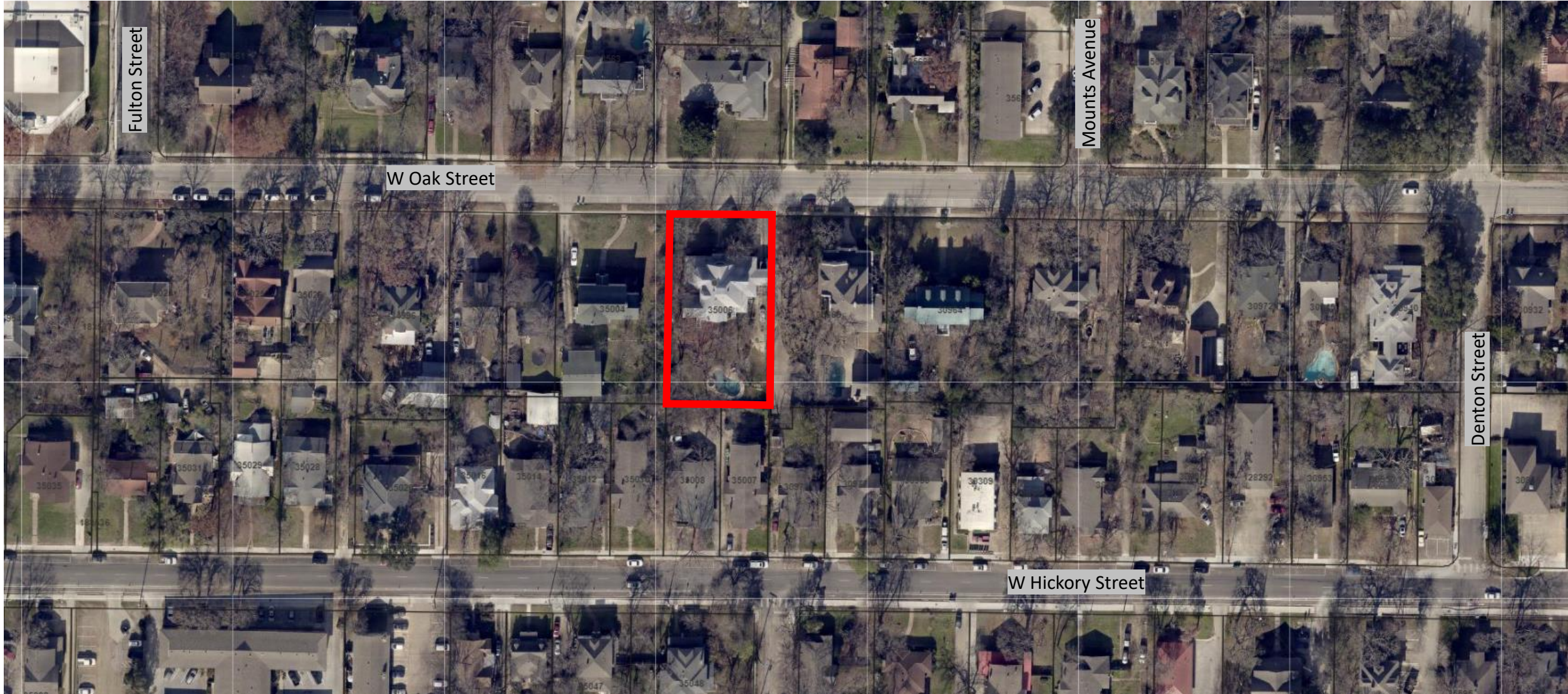
Staff recommends a **favorable** determination that the expenses presented, with the exception of the creation of a new storage space and the trash haul, resulted in a permanent improvement and/or restoration of the landmarked property located at 903 W Oak Street. With the exception of the creation of a new storage closet and the trash haul, 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).

### **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







**DEPARTMENT OF DEVELOPMENT SERVICES**  
 Development Services Center – 401 N. Elm Street – Denton, Texas 76201 voice: (940) 349-8541  
[www.cityofdenton.com](http://www.cityofdenton.com)

**City of Denton Historic Landmark Commission**  
**Tax Exemption Application for Designated Historic Sites**

Name of Owner DUDLEY AND DEE ANN REED  
 Property Address 903 W. OAK ST, DENTON, TX 76201  
 Telephone/Email 940 206-4846, 940 206-4894 DUOREED@GMAIL.COM  
 Start/Completion Dates ① Feb - Mar 2024

Brief Description of Completed Improvements and/or Restoration Work:

SUMP PUMP REPAIR, DEEPER HOLE DUG FOR DRAINAGE,  
LARGER BUCKET, OLD IRON PIPE SEALED, GRAVEL / CONCRETE  
REPAIRS AROUND PUMP. - WORK DONE TO ADDRESS  
AND FLOODING ISSUES IN BASEMENT  
(SEE ATTACHED PAPER FOR ADDITIONAL PROJECTS)

Please also attach the following with your application:

1. Invoice and proof of payment for completed improvements and/or restoration work. (Please note all receipts for work completed must total a minimum of \$10,000 in order to be considered for the Designated Historic Sites Tax Exemption.);
2. Provide a legal description of the property proposed for certification; and
3. If applicable, a Copy of a COA Approval Letter and/or an Issued Building Permit. All exterior renovations/repairs must have an approved Certificate of Appropriateness to qualify for the tax exemption.

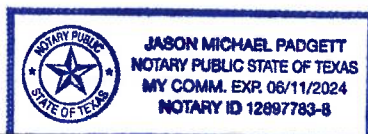
**By signing this application, I certify that the above information is correct and complete to the best of my knowledge and grant staff access to the indicated property to perform work related to this request. I agree to provide any additional information necessary for this application as requested by the Development Services Department or Historic Landmark Commission.**

SIGNATURE: \_\_\_\_\_

Print or Type Name: Dudley A. Reed

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated. Given under my hand and seal of office on this 1<sup>st</sup> day of April 2024.  
 (SEAL)

Notary Public Signature \_\_\_\_\_





**DEPARTMENT OF DEVELOPMENT SERVICES**  
 Development Services Center – 401 N. Elm Street – Denton, Texas 76201 voice: (940) 349-8541  
[www.cityofdenton.com](http://www.cityofdenton.com)

**City of Denton Historic Landmark Commission**  
**Tax Exemption Application for Designated Historic Sites**

**HISTORIC TAX EXEMPTION QUALIFYING  
 IMPROVEMENTS AND/OR RESTORATION**

**Permanent renovation and repair of said property, shall include but not limited to the following items:**

**Exterior**

- Protective treatment (paint, protective coverings or treatment, siding, and metal cladding)
- Structural members
- Foundations
- Exterior walls
- Roofs and drainage (roof drains, gutters, and downspouts)
- Decorative features (cornice, corbels, trim, and decorative features)
- Overhang extensions (canopies, and metal awnings)
- Stairways, decks, porches, or balconies
- Chimneys
- Handrails and guards
- Window, skylight, doors, and door frames

**Interior**

- Structural members
- Interior surfaces (paint and plaster)
- Stairs and walking surfaces
- Handrails and guards
- Interior doors

**General**

- Plumbing (re-piping, water heater, and sanitary sewer)
- Mechanical (furnace, heaters, and ventilation)
- Electrical (service and re-wiring)
- Fire safety (smoke detectors, carbon monoxide detectors)

**ALL EXTERIOR RENOVATIONS/REPAIRS MUST HAVE AN APPROVED CERTIFICATE OF  
 APPROPRIATENESS TO QUALIFY FOR THE TAX EXEMPTION.**

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**Return to: Planning Department, 401 N. Elm Street, Denton, Texas, 76201**  
**Phone: 940-349-8541      Fax: 940-349-7707**

② Start/Completion Dates: Oct-Nov 2022

Work Done: Replaced smaller sump pump with a larger one, Work done on breaker box to bring up to code, sealed fire place opening to prevent drafts (help with heating/cooling issues) ~~and~~ and animals from entering. The also capped gas line due to there is no longer a working chimney. Also to ensure structural integrity of original fireplace. Preserved original historical tilework around fireplace.

③ Start/Completion Dates: May 2021

Work Done: Prior to our purchase of the home, inexpensive baseboard material had been used in parts of the 2nd floor. <sup>as crown molding</sup> The replaced this inappropriate material with crown molding to match and restore the historical integrity of the house.

④ Start / Completion Dates : Jan - Feb 2021<sup>14</sup>

Work Done : Space which had been walled in during a previous bathroom renovation prior to our purchase of the home was uncovered and renovated into additional storage space.

Crown Molding to match historical home was added to bathroom.

A false non working ~~door~~ ~~or~~ not original door was removed from closet and matching ship lap was replaced in this area. Also electrical work

was moved to accommodate this work.

Custom trim ~~was~~ to match the ~~the~~ original trim was used.

Statement Description:

raft [REDACTED]

ate:

19/2024

ype:

debit - Check [REDACTED]

DUDLEY A REED  
DEE ANN REED  
903 W OAK STREET  
DENTON, TX 76201

Mar. 14 2024

Date

CHECK ASSURE

Pay to the  
Order of

Sevigon Construction Group \$ 3905.<sup>00</sup>/<sub>100</sub>

three thousand nine hundred five & 00/100 Dollars

American Airlines  
Credit Union  
DALLAS/FORT WORTH, TX

For

Jump Damp Job.

[Signature]

Servigon Construction Group, LLC  
15264 Mountain View Ln  
Frisco, TX 75035 US  
eservigon@servigonhomes.com  
www.servigonhomes.com

Invoice



**BILL TO**  
Dudley and Dee Ann Reed Reed

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
0001	03/12/2024	\$3,905.00	03/08/2024	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
3600 - Plumbing	Sump Pump Repair	1	3,830.00	3,830.00
1900 - TBD	Extra Gravel	1	75.00	75.00

BALANCE DUE **\$3,905.00**



27

# Statement Description:

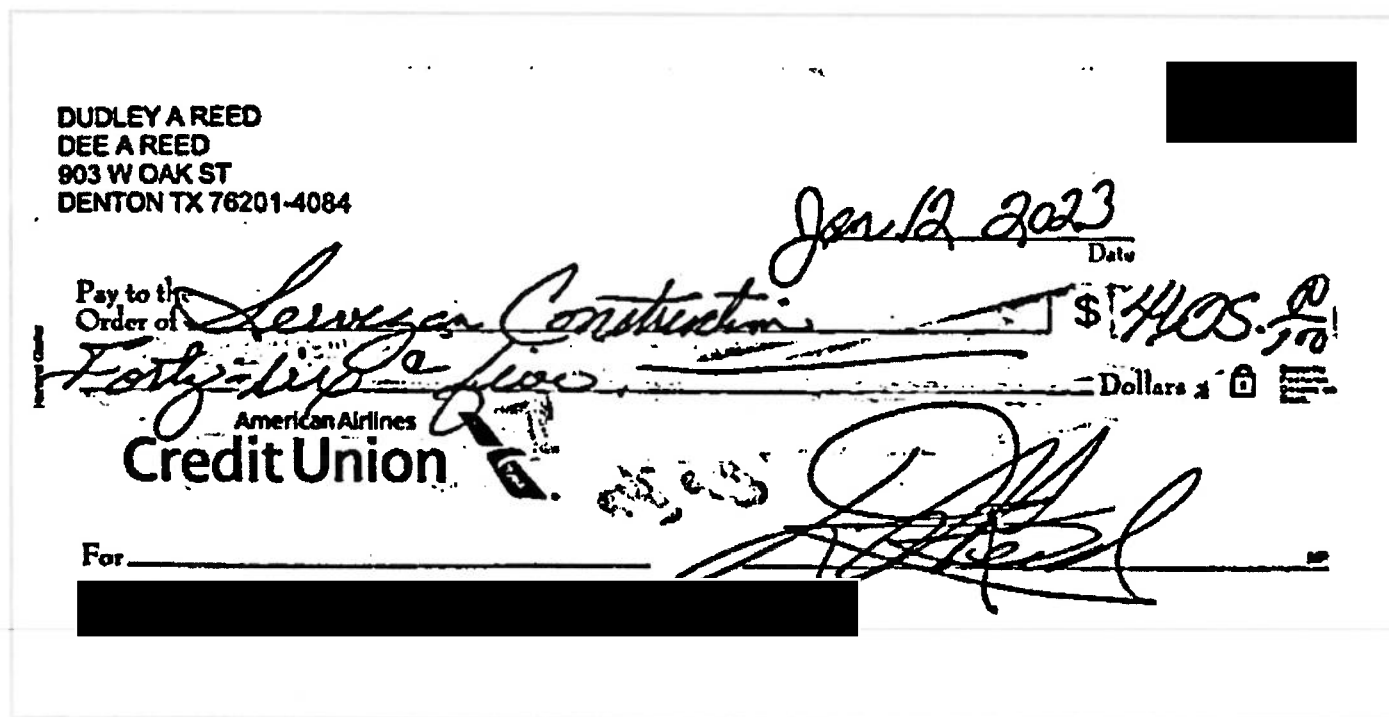
Draft [REDACTED]

Date:

1/19/2023

Type:

Debit - Check [REDACTED]



JAN 19 2023



HOME



TRANSFER



MOBILE



CHAT



MENU



**Servigon Construction Group, LLC**  
15264 Mountain View Ln  
Frisco, TX 75035 US  
eservigon@servigonhomes.com  
www.servigonhomes.com

## Invoice



**BILL TO**  
Dudley Reed  
Dudley & Dee Ann Reed  
903 W. Oak St.  
Denton, TX 76201

**SHIP TO**  
Dudley Reed  
Dudley & Dee Ann Reed  
903 W. Oak St.  
Denton, TX 76201

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1322	11/13/2022	\$4,605.00	12/13/2022	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
1900 - TBD	Sump pump repair & pump	1	2,610.00	2,610.00
1000 - 1999 Pre-site	Electrical Breaker work	1	830.00	830.00
1000 - 1999 Pre-site	Fireplace	1	1,030.00	1,030.00
1000 - 1999 Pre-site	Door Adjustment/miscellaneous	1	135.00	135.00
BALANCE DUE				<b>\$4,605.00</b>

Date:

5/28/2021

Type:

Debit - Check

**DUDLEY A REED**  
**DEE ANN REED**  
903 W OAK STREET  
DENTON, TX 76201

Pay to the Order of Eddie Sweeney Construction \$ 8513.44<sup>100</sup>/<sub>100</sub>

Eight Thousand Five Hundred and Thirteen and 44/100 Dollars

**Credit Union**  
DALLASPORT WORTH, TX

Fo. Charm Moll Egoist #1222

May 26 2021 Date

CHUCK AMONG

319



(4)<sup>21</sup>

Statement Description:

raft [REDACTED]

ate:

14/2021

ype:

debit - Check [REDACTED]

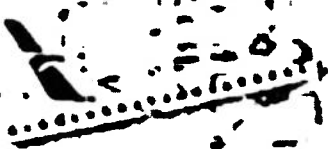
DUDLEY A REED  
DEE ANN REED  
903 W OAK STREET  
DENTON, TX 76201

May 13, 2021

[REDACTED]

Pay to the Order of Servigon Construction \$13,162<sup>00</sup>/<sub>100</sub>  
Thirteen thousand one hundred sixty-two Dollars

AMERICAN  
Credit Union  
DALLAS FORT WORTH, TX



For Dee Ann Reed

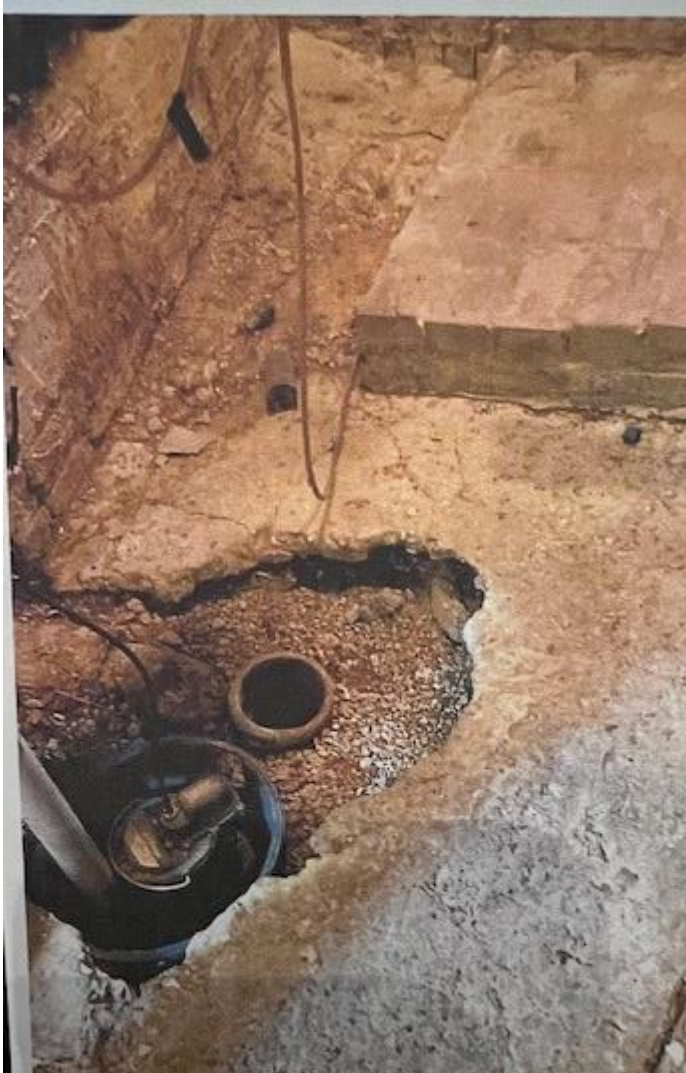
[REDACTED]



**PHOTOS FOR RECEIPT #1:**









**PHOTOS FOR RECEIPT #3:**





**PHOTOS FOR RECEIPT #4:**









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## Legislation Text

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**File #:** HLC24-018, **Version:** 1

---

### **AGENDA CAPTION**

Receive a report and hold a discussion regarding the economic impact of Denton's Historic Preservation Program.



# City of Denton

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** May 13, 2024

### **SUBJECT**

Receive a report and hold a discussion regarding the economic impact of Denton's Historic Preservation Program.

### **BACKGROUND**

During the Historic Landmark Commission (HLC) meeting on November 14, 2022, members of the Commission voted to add to the Matrix a future discussion regarding the economic impact of preserving historic properties in Denton.

The purpose of the discussion is to provide the HLC with foundational knowledge related to the current state of the Historic Preservation Program, both from an operational standpoint and an economic perspective, as the Historic Preservation Officer (HPO) and HLC seek to designate more properties within Denton.

As a starting point for discussion, the HLC identified some preliminary topics:

- Current state of the Historic Landmark Designation Program
- Current challenges faced by the Historic Tax Exemption Program
- The City's 'Designated Historic Sites' Tax Exemption
- Staff's assessment of property values for existing historically designated residential properties
- Average homeowner's savings with the present 'Designated Historic Sites' Tax Exemption

At a future HLC meeting, staff will discuss how other cities in Texas are incentivizing property owners to historically designate their properties.

### **EXHIBITS**

1. Agenda Information Sheet
2. Presentation

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

Prepared by:  
Cameron Robertson, AICP  
Historic Preservation Officer

# Denton Historic Landmark Designation Incentives – Are we doing enough for residential properties?

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JUSTIN STACKHOUSE & CAMERON ROBERTSON

MAY 13, 2024 HLC MEETING

# Table of Contents

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## Background

- Current State of the Historic Landmark Designation Program
- Historic Landmark Designation Process
- Current Challenges Faced by the Historic Tax Exemption Program
- Current *Designated Historic Sites* Tax Exemption

## Staff Assessment

- Overview of Methodology
- Overview of Residential Property Values
- Homeowners Average Savings
- Other City Subsidies (\$)
- Designated Residential Properties Impact on City Revenue

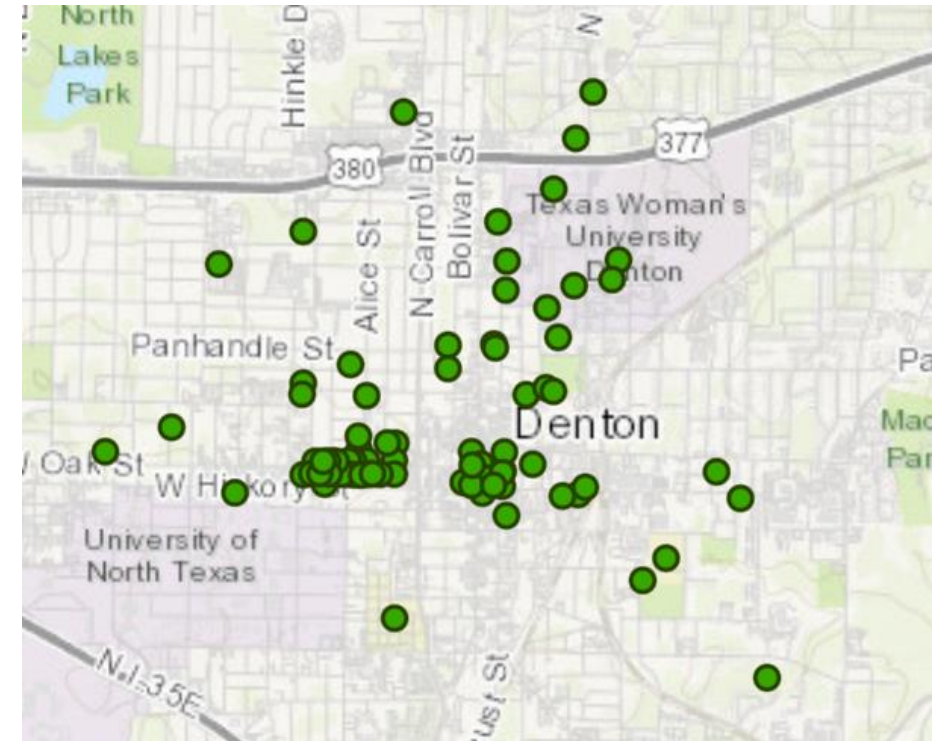
## Next Steps

## Discussion/Questions



# Current State of the Historic Landmark Designation Program

- There are currently 66 structures with Historic Landmark Designation
  - 9 government-owned or vacant properties
  - 15 commercial properties
  - 42 residential properties
- There are 2,968 structures surveyed as eligible for Historic Landmark Designation consideration
  - 693 commercial, government-owned, and significantly altered properties
  - 2,275 residential properties



**Denton's Local Landmarks**

# Historic Landmark Designation Process

## Steps 1-3

---

1. File application with the Historic Preservation Officer
  - 13 Approval Criteria (not all required, minimum of 1)
2. Can be filed by:
  - Owner of the Property;
  - Owner's Representative;
  - Historic Landmark Commission;
  - Planning and Zoning Commission;
  - Historic Preservation Officer; or
  - City Council
3. Applications prepared and submitted by an authorized agent shall contain signatures of the owner or owners unless created by resolution of the City Council or the HLC

# Historic Landmark Designation Process

## Steps 4-5

### Step 4 – Public Hearing Process



\*Is final and cannot be appealed

### Step 5

- Once the designation is approved, the Historic Landmark Commission-approved medallions for designated structures may be prepared
  - May be affixed to individual designated Historic Landmarks (owner approval needed)
- The new Historic Landmark will also be added to the [Discover Denton Landmarks Map](#)



# Current Challenges Faced by the Historic Tax Exemption Program



## Minimal Incentive

Current Tax Exemption  
(50% City property taxes)

Application Process

Future City Oversight  
(ex. COAs)



## Cost to Maintain a Historic Property

+ Cost of Historic Preservation  
Applications (ex. COAs,  
Tax Exemptions, DCCs,  
etc.)

*...thus lack of Historic Landmark Designation interest*

## Current *Designated Historic Sites* Tax Exemption

- First Denton Historic Landmark Property:
  - Scripture Building (123 N Elm Street) in 1980
- A partial tax exemption of *Designated Historic Sites* was first **introduced in 1987** (Ordinance No. 87-189)
  - 50% of the assessed value of the designated historic site
- The partial tax exemption **remains the same in 2024:**
  - Designated structures qualify for 50% of the assessed value of the designated historic site, resulting in a 50% homeowner savings in property taxes owed to the City of Denton
  - Minimum of \$10,000 spent on qualifying expenses

Example \$300,000 Historically Designated Property Taxes – 2023 Rates

Taxing Entity	Tax Rate	Taxes Owed	Savings	Total Without Designation
City of Denton	0.560682	841	\$841	\$1,682
Denton County	0.189485	\$568	0	\$568
Denton ISD	1.1592	\$3,478	0	\$3,478

# Staff Assessment

Original Dataset: 2,968 Structures

Calculations Dataset: 2,275 Structures

Removed:

Non-taxable properties

- Government & school facilities
- Churches

Commercial properties

- Large commercial structures
- Downtown & Fry Street attached commercial structures

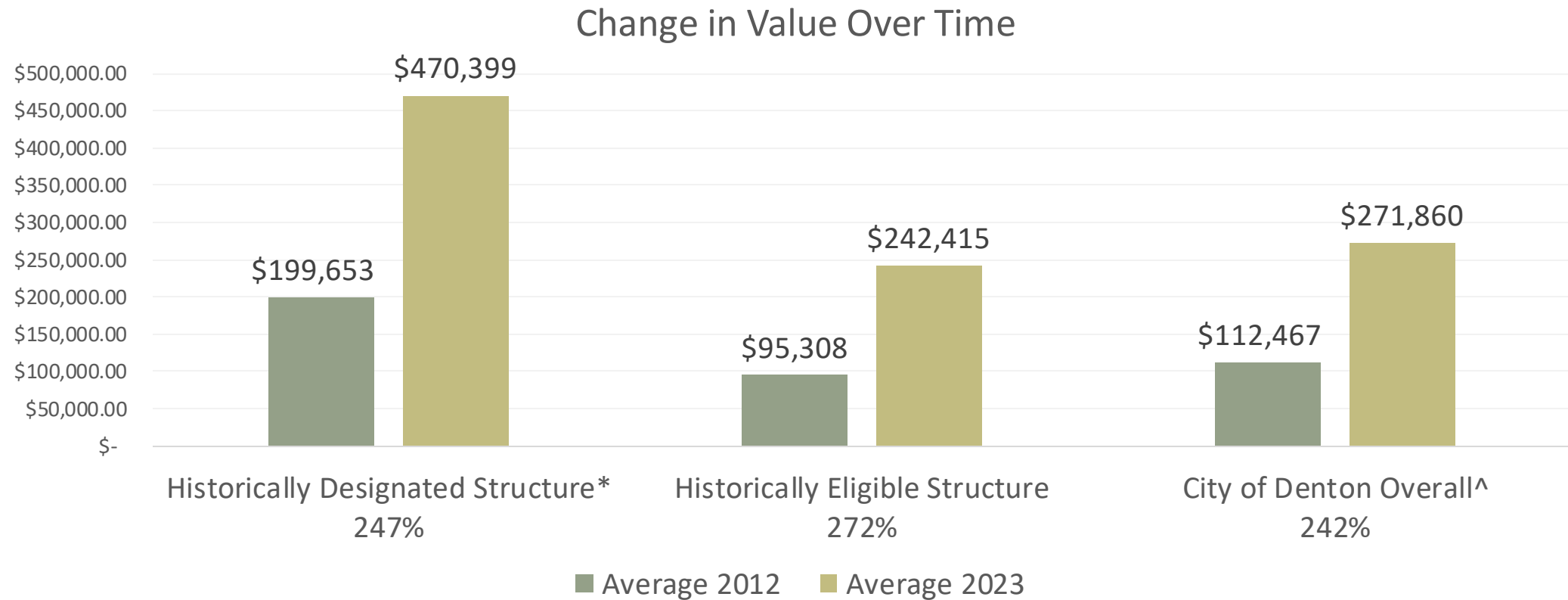
Significantly altered properties

- Structures that have been torn down – replaced or lots/land
- Parcels where original structure exists but additional buildings are present (example: apartments built on parcel and original home used as apartment office)

# Overview of Methodology

# Overview of Residential Property Values

(2012 vs. 2023)



\*Includes Oak-Hickory Historic District

^14,316 units in both 2012 & 2023



# Homeowner Average Savings

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A homeowner's average savings from the existing 50% property tax exemption


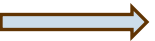
\*Context reminder: Historically designated properties **must complete a minimum of \$10,000** in improvements and/or restorations over a 10-year period to qualify.

Government Entity	Annual (2023)	Prior 10 Year Savings
City of Denton - Designated	\$1,305	\$10,059
City of Denton - Eligible	\$665	\$4,740

# Other City Subsidies (\$)

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## Designation and Tax Exemption Processes

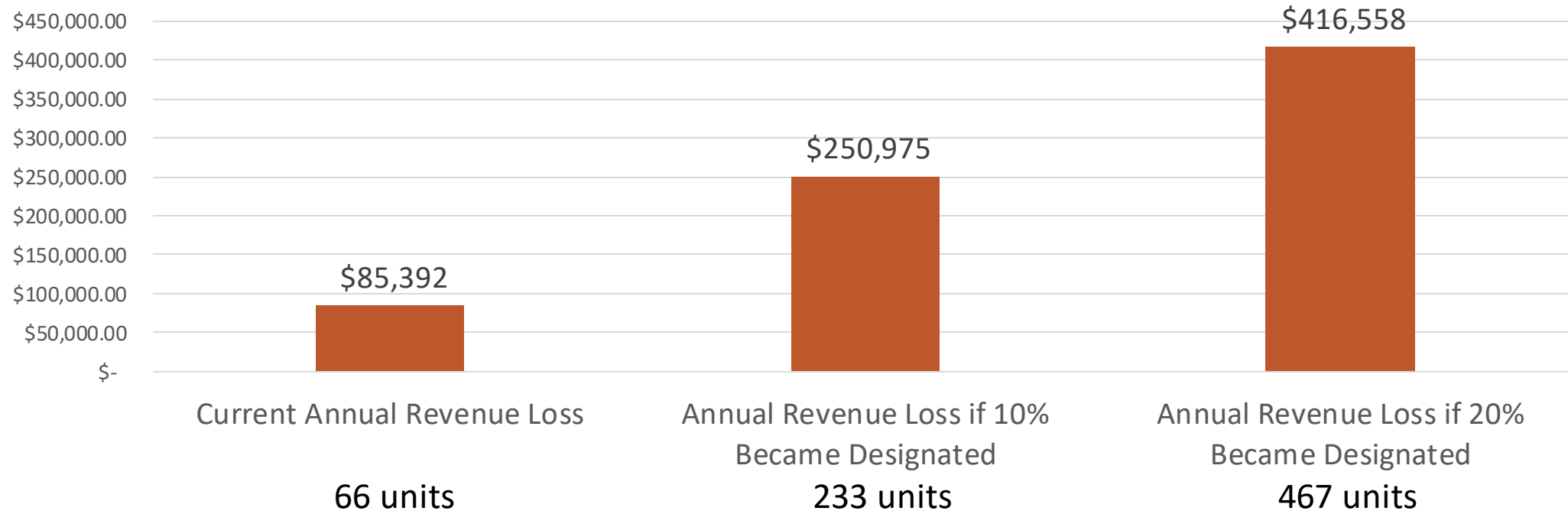
- Historic Landmark Designation Application: *\$101 (2023 Cost to Applicant)*  *Cost to City: \$8,213*
  - Administrative Costs of Processing Applications, Noticing Designations, and Attending After-Hour Meetings and Public Hearings
- Designated Historic Sites Tax Exemption Application: *Free*
- Certificate of Appropriateness Application: *\$101 (2023 Cost to Applicant)*  *Cost to City: \$8,213*
  - Administrative Costs of Processing Applications and Attending After-Hour Meetings

## Historic Preservation Program

- Administrative Cost of Managing the Historic Preservation Program
  - Education and Outreach, Marketing, Code Amendments, Website Updates, Technical Assistance, etc.

# Designated Residential Properties Impact on City Revenue

Total Annual reduction of property tax revenue to City of Denton  
for current program - based on average eligible property value  
City Property Tax Revenue 2023 = \$104,014,199



# Next Steps

- Presentation about other cities incentive programs
- Continued conversation

# Discussion/Questions

- Is the City doing enough to incentivize residential historic designations?
  - ☐ Yes or No?
  - ☐ Why?



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** HLC24-012, **Version:** 1

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### **AGENDA CAPTION**

Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** May 13, 2024

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

### **BACKGROUND**

Beginning at the November 14, 2022, HLC meeting, staff started including a standing agenda item that pertains to the designation of local historic properties. Commissioners will have the opportunity to bring forward one to two properties from Denton's Historically Eligible Structures map to discuss and vote on. A Commissioner proposing a property for local designation consideration will have a maximum of two-minutes to justify the need for designation of the property. Remaining Commissioners will then have a maximum of one minute each to provide feedback and indicate their support for the designation. Each proposed property will need a minimum of four Commissioner votes to pursue designation of the property. If the property receives four or more votes, the property will be added to an active designation list to be maintained by staff for the HLC. The HLC will have the opportunity to utilize the list to reach out to property owners to encourage the designation of their property or properties.

### **EXHIBITS**

1. Agenda Information Sheet
2. Denton's [Historically Eligible Structures](#) Map

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

Prepared by:  
Cameron Robertson, AICP  
Historic Preservation Officer



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### **AGENDA CAPTION**

Hold a discussion regarding the Historic Landmark Commission Project Matrix.



**2024**  
**Historic Landmark Commission**  
**Requests for Information**

Request		Request Date	Status
Quantify the economic impact of preserving historic properties	HLC	11/14/2022	To be presented at the May 13 <sup>th</sup> HLC Meeting
Discussion regarding benefits for preserving historic properties and how other City's are incentivizing owners to designate their properties	HLC	11/14/2022	To be presented at the June 10 <sup>th</sup> HLC Meeting
Template/agenda to be utilized by HLC members at community meetings to discuss and educate historic property owners on designation, HLC/HPO processes, etc.	HLC	2/12/2024	To be presented at the June 10 <sup>th</sup> HLC Meeting
General topic training relevant to duties and interests of the Historic Landmark Commission	HLC	2/12/2024	Monthly occurrence
Presentation of preliminary guidelines regarding property features, such as fencing and windows, for use by the public and HLC	HLC	11/14/2022	On-hold
Focus group of historic property owners to discuss present historic preservation procedures and incentives	HPO	12/27/2023	Will schedule for the Spring
<b>Items for Historic Landmark Commission Consideration</b>			

Start discussing ideas for HLC outreach in Winter 2024 and into 2025 (ex. Preservation Month, historic Porch Fest, etc.)	HPO	3/18/2024	Commissioners have provided ideas over the last few months, so would be good to create a reoccurring agenda item for 2-3 months to discuss outreach events
<b>Annual Update</b>			
Prepare an annual study list of potential landmarks and districts.	HLC/HPO	2024 Work Plan Goal	
Broaden the tax-exemption eligibility criteria for improvements to historic buildings.	HLC/HPO	2024 Work Plan Goal	
Explore a program allowing for the partial or full property tax exemption from the City of Denton and other applicable taxing authorities for locally designated historic homes.	HLC/HPO	2024 Work Plan Goal	
Complete designation reports for landmarks and districts.	HLC/HPO	2024 Work Plan Goal	
Update the Denton Historic Preservation Ordinance to promote clarity in Certificate of Appropriateness procedures and Historic Landmarks Commission responsibilities, among other Ordinance enhancements.	HLC/HPO	2024 Work Plan Goal	
Create a marketing plan to encourage additional Local Landmark designations.	HLC/HPO	2024 Work Plan Goal	
Provide training to local realtors and bankers.	HLC/HPO	2024 Work Plan Goal	

Future HLC Meetings:

Monday, June 10<sup>th</sup>

Monday, July 8<sup>th</sup>

Monday, August 12<sup>th</sup>

Monday, September 9<sup>th</sup>

Monday, October 14<sup>th</sup>

Monday, November 18<sup>th</sup>

Monday, December 9<sup>th</sup>