

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: November 9, 2020

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Historic Site Tax Exemption – Verification
APPLICANT/AGENT	FW Main Street Partners, LLC
LOCATION	111 NW 24 th Street
ZONING/ USE (S)	SY-HSH-40
NEIGHBORHOOD ASSOC.	Stockyards

REQUEST

Applicant requests that the Historic and Cultural Landmarks Commission certify that the eligible work undertaken meets the requirements of the City of Fort Worth Zoning Ordinance and recommend that City Council consider approving the request for the Historic Site Tax Exemption – Verification.

BACKGROUND INFORMATION

On November 16, 2018 the Historic Preservation Staff deemed the application complete and approved the Historic Site Tax Exemption – Partial along with the following scope of work:

- Replace existing roof covering and install rigid roof insulation under new TPO roofing system with pre finished metal parapet wall coping caps;
- Reinstate most of the original first floor window openings on the East, West and South facades that are bricked-in, with single-hung aluminum units compatible with the era of the building;
- Reinstate first floor door openings on the West elevation;
- Reinstate original storefront opening and install storefront, entry door and sidelight with transom windows (using physical evidence on site as a guide to inform new materials and design details);
- Reinstate canopy on North elevation compatible w/ the canopy on the South elevation; and
- MEP upgrades.

HISTORIC SITE TAX EXEMPTION (2017) VALUES (Figures taken from TAD)

Land appraised value	\$171,596
<u>Improvements appraised value</u>	<u>\$95,250</u>
Total appraised value	\$266,846
<u>Less 20% Homestead Exemption</u>	<u>-\$0</u>

Net Taxable Value	\$266,846
Required 20% expenditure	\$19,050
Estimated expenditures	\$336,788
Estimated 2020 municipal property taxes	\$4,497
Estimate of municipal tax savings over 10 year term (average 3.5% annual growth in value)	\$27,417

APPLICABLE REGULATIONS

§ 4.401(i) *Designation as historic and cultural landmark (“HC”)*

(4) *Eligibility*

- a) Subject to the provisions of this § 4.401(f), a structure that is individually designated as HSE or HC or a contributing historic structure located in a HC District, and the land necessary for access to and use of the structure, that is substantially treated in accordance with this Historic Preservation Ordinance will be eligible to receive a historic site tax exemption.

SUBSTANTIAL TREATMENT means treatment at a cost that equals or exceeds the greater of (i) \$3,000.00 or (ii) 20% of the appraised value of a structure as of the year prior the year in which a historic site tax exemption application is deemed complete as determined by the HPO.

FINDINGS/ RECOMMENDATIONS

The structure located at 111 NW 24th Street is a one-story Commercial style structure. It is characterized by a 1/1 wood windows, pilasters on the front façade, and parapet walls. TAD records indicate the construction date as 1930. It is a contributing structure in the Stockyards Historic District.

In accordance with the City of Fort Worth Comprehensive Zoning Ordinance, *Verification of completion of project*, the following documentation has been provided to the Historic Preservation Officer:

- a. Sworn statement of completion of the project;
- b. Copies of all receipts for the costs of the project;
- c. Documentation that all required inspections of the project have been performed by the Planning and Development Department;
- d. Proof that costs are eligible
- e. Proof that the cost of the rehabilitation equals or exceeds the greatest of 20% of the assessed value of the improvements prior to rehabilitation or \$3,000;

Staff have investigated the property on November 16, 2018 and verified that the scope of eligible work has been completed in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, the Stockyards Form-Based Code & Guidelines, and the “Partial” application approved by Preservation Staff on November 16, 2018 (note: plumbing and mechanical systems were not included in the work that was completed; the project was still able to meet the required 20% threshold without these items). The request for a tax exemption meets the requirements of the City of Fort Worth’s Zoning Ordinance.

That the eligible work undertaken is certified to meet the requirements of the City of Fort Worth Zoning Ordinance and that the Historic and Cultural Landmarks Commission recommend that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 111 NW 24th Street.

Supplemental Information

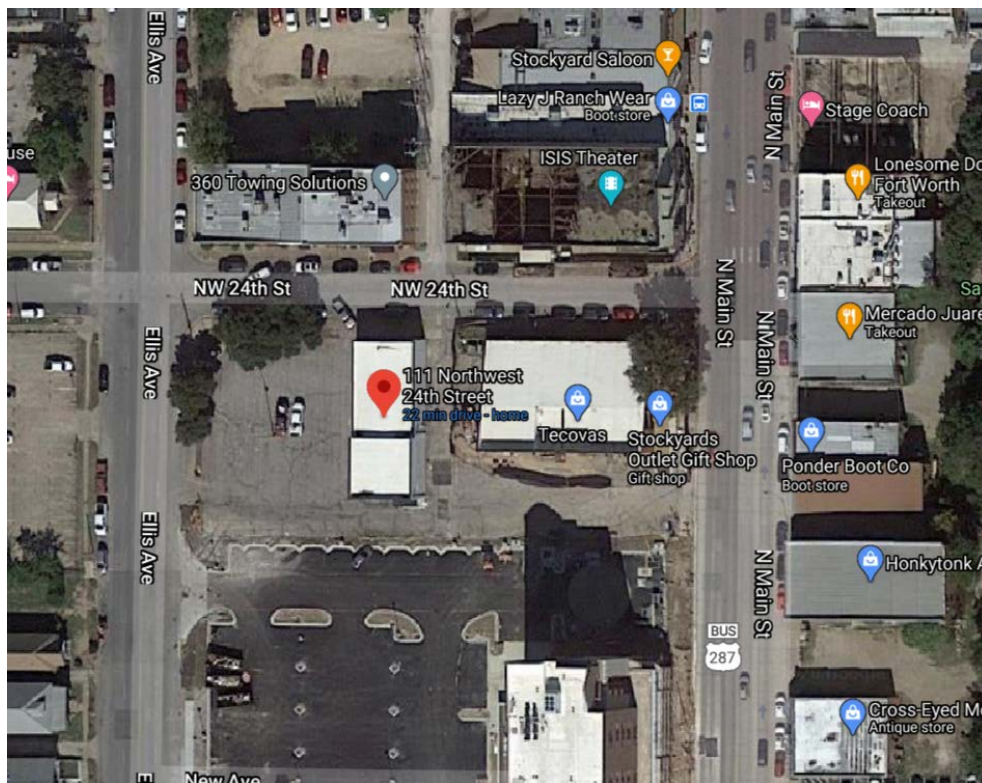


Fig. 1 – Aerial



Fig. 2 – Main structure prior to rehabilitation.



Fig. 3 – Front façade after rehabilitation. Note new paint, reinstated storefront and windows, compatible entrance canopy, and compatible new front doors.



Fig. 4 – West façade prior to rehabilitation. Note that many original window openings had been enclosed.



Fig. 5 – Showing west façade after rehabilitation, including reinstated windows in original openings.



Fig. 6 – Showing rear elevation prior to rehabilitation. Note enclosed window openings and damaged parapet cap. Windows in existing second story opening were used to inform the design of compatible window replacements in bricked-in window openings.



Fig. 7 – Looking NE. Note reinstated windows, new parapet caps, and roof drainage system.



Fig. 8 – Showing new TPO roof system and parapet caps.



Fig. 9 – Showing new electrical panel as part of MEP system upgrade.



Fig. 10 – Showing detail of compatible new window.