

Memorandum



CITY OF DALLAS

DATE April 23, 2026

TO City of Dallas Landmark Commissioners

FROM Historic Preservation Office

SUBJECT **Landmark Commission Authorized Hearing**

District 7 Landmark Commissioner, Scottie Smith, has requested that the Landmark Commission authorize a public hearing to consider recommending approval of [re]initiating the historic designation procedure for the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street. Attached is the statement of intent for your review.

This is a hearing to consider recommending approval of [re]initiating the historic designation procedure and not the designation of property at this time.

Service First, Now!

Rhonda Dunn, Ph.D.

Rhonda Dunn, Ph.D.
Senior Project Coordinator
Historic Preservation Office

Enclosure(s): RD

c: Matthew Sapp, Asst. City Attorney
Raeesa Parvez Patel, Planner, Historic Preservation
Elaine Hill, Landmark Commission Secretary
Christina Pares, Sr. Planner, Historic Preservation
Adrian McClendon, Code Enforcement Officer, Historic Preservation

Marcus Watson, Chief Planner, Historic Preservation
Trevor Brown, Manager, Planning and Development
Arturo Del Castillo, Asst. Director, Planning and Development
Andreea Udrea, Ph.D., Deputy Director, Planning and Development
Emily Liu, Director, Planning and Development

March 24, 2026

Dr. Rhonda Dunn
Senior Project Coordinator
Historic Preservation Office, Planning & Development
City of Dallas
1500 Marilla Street
Dallas, Texas 75201

Dear Dr. Dunn:

We, the undersigned Landmark Commissioners, respectfully submit this **Statement of Intent for Historic Designation** to request placement of the **Queen City Neighborhood** on the Landmark Commission agenda for consideration of initiating the historic designation procedure, as provided under Section 51A-4.501(c)(2)(A) of the Dallas Development Code. This letter is submitted in accordance with ordinance requirements for the **first Statement of Intent**, which must outline the historical significance, purpose of the proposed designation, and the preservation characteristics supporting initiation.

I. Description of the Area and Historical Context

The Queen City Neighborhood is located approximately two miles southeast of downtown Dallas, generally bounded by **State Highway 310 (S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street.**

Historically established between **circa 1905 and 1945**, Queen City emerged as a significant African American residential neighborhood situated just south of the pre-World War II "color line." Its development reflects the growth of African American homeownership, community formation, and neighborhood identity in South Dallas during the early 20th century.

Within the larger Queen City Neighborhood are **two separate National Register districts**, each distinct but contributing to the area's historical significance:

1. Queen City Heights National Register District

This National Register district contains **92 buildings**, including **46 contributing structures**, and represents one of the historically documented cores of African American settlement in South Dallas. It occupies only a **portion of the broader Queen City Neighborhood** and reflects early phases of residential development and architectural patterns. ^[1]

2. Romine Avenue National Register District

Located within the **2300–2400 blocks of Romine Avenue**, this district is recognized for its concentration of **Tudor Revival-style homes** and contributes an additional layer of architectural and cultural distinction within the Queen City Neighborhood. Its character reflects a different period of growth and architectural expression within the community.

Relationship to the Proposed Local District

Both Queen City Heights and Romine Avenue National Register districts lie **within the boundaries** of the larger Queen City area now proposed for local historic designation. However:

- They represent **only small areas** inside the much larger neighborhood.
- Their National Register status does **not** provide local protection under Dallas development codes.
- The **proposed Queen City local district** would encompass **more than 1,000 parcels**, far exceeding the footprints of the existing NR districts.
- Preliminary field review indicates **over 60% of the properties** within the larger Queen City Neighborhood retain enough historic fabric to be considered **potentially contributing** to a local or future national historic district.

Together, these factors demonstrate that Queen City’s historic and architectural significance extends well beyond the boundaries of the individual NR districts already listed.

Queen City’s broader architectural character—including vernacular dwellings, Craftsman-influenced residences, and early 20th-century working-class housing—remains visible and intact across much of the neighborhood. Its narrow streets, dense block pattern, modest setbacks, and cohesive vernacular landscape contribute to its enduring sense of place. ^[1]

II. Preservation Characteristics Supporting Initiation

In accordance with Section 51A-4.501(b), the Queen City Neighborhood meets **seven (7)** of the characteristics required for designation:

1. **History, heritage, and culture** – Represents the development and cultural identity of early African American Dallas.
2. **Historic context** – Demonstrates relationships with other historically significant South Dallas African American neighborhoods.

3. **National and state recognition** – Contains **two National Register districts** (Queen City Heights and Romine Avenue), with **over 60% contributing potential** across the larger neighborhood.
4. **Historic education** – Reflects architectural, social, and economic history from the early 20th century.
5. **Architecture** – Contains vernacular, Craftsman, and Tudor Revival dwellings reflecting diverse periods of historic development.
6. **Unique visual feature** – Maintains a distinctive physical layout, including narrow streets, historic parcel patterns, and consistent setbacks.
7. **Significant persons** – Includes properties associated with individuals who contributed to the cultural and civic history of South Dallas.

These characteristics demonstrate that Queen City possesses architectural merit, cultural meaning, and historic integrity appropriate for formal consideration.

III. Purpose of the Proposed Designation

The purpose of initiating the historic designation procedure is to:

- Evaluate Queen City’s historical, cultural, and architectural significance in greater depth;
- Establish preservation criteria for appropriate stewardship;
- Support community stabilization and reinvestment;
- Prevent demolition or inappropriate alteration during evaluation; and
- Facilitate a structured public process to discuss preservation incentives, goals, and neighborhood priorities.

These objectives align with longstanding community interest and the neighborhood’s recognized historical value.

IV. Request for Placement on Landmark Commission Agenda

We respectfully request that this Statement of Intent be placed on the agenda for the next available **Landmark Commission Public Hearing** for consideration of whether sufficient information exists to proceed with a community meeting and subsequent evaluation steps described in Section 51A-4.501(c)(2)(A). [\[1\]](#)

We appreciate your assistance and stand ready to provide any additional materials needed in support of this request.

Sincerely,



Landmark Commissioner (District 7)



Landmark Commissioner (District 2)



Landmark Commissioner (District 4)

cc: Landmark Commission Chair
Planning & Development Department Staff

EXECUTIVE SUMMARY — Queen City Historic Resources Survey

The **Queen City Historic Resources Survey (2025–2026)** represents the first comprehensive, THC-standard, parcel-level historic resources survey ever completed for the Queen City neighborhood in South Dallas. Conducted by the **City of Dallas Historic Preservation Office**, with support from the **Dallas Landmark Commission – Designation Committee** and local cultural historians, the survey documents **1,076 resources**, evaluates architectural integrity, and establishes the neighborhood’s basis for local historic district designation and future individual landmark nominations.

Key Findings

- **Period of Significance:** 1872–1976

Includes the founding of Romine Avenue Christian Church and Salem Institutional Baptist, the 1905 platting of Queen City, the rise of Black professional-class homeownership, development of the S. Malcolm X commercial corridor, and the Civil Rights era.

- **Contributing Resources:**

706 contributing structures (65.6%), an exceptionally high ratio demonstrating architectural integrity, generational continuity, and consistent streetscape character.

- **District Boundaries:**

Warren Ave (north), S.M. Wright Freeway (west), S. Malcolm X Blvd (east), Eugene St (south). Boundaries follow historic plat records and align with PD-595 and PD-806.

- **Architectural Landscape:**

Significant concentrations of:

- Craftsman/Bungalow (56.9%)
- Pyramidal/Hipped-roof vernacular
- Minimal Traditional
- Tudor Revival
- Folk Victorian

The district shows strong architectural cohesion and clear development patterns.

- **Commercial & Institutional Anchors:**

The S. Malcolm X corridor's **masonry storefronts**, distinctive **wood-frame live-work units**, and key landmarks like **Hayden Grocery Store** reinforce the district's historic commercial identity.

Seven historic churches and the YMCA complex define institutional continuity.

- **Significant Persons & Cultural Legacy:**

The neighborhood is associated with state and nationally recognized residents including **Pearl C. Anderson**, **Louis Bedford Jr.**, **Dr. Edgar Ward**, **Juanita Craft**, and **Ray Charles**. These individuals reinforce the district's exceptional eligibility under National Register Criteria A and B.

Key Accomplishments to Date

- Completion of the **first full reconnaissance-level survey** covering 1,076 parcels.
- Creation of **complete contributing/non-contributing determinations** required for local designation and tax-exemption administration.
- Development of the **digital master dataset**, maps, and photographic record that will serve as the official baseline for the designation report.
- Establishment of clear boundary justification and historic context (1872–1976).
- Identification of **priority candidates for individual landmark designation**, including the Pearl C. Anderson House, Ray Charles Residence, Louis Bedford Jr. House, and others.

This body of work positions Queen City as a strong candidate for **local Historic Overlay District designation** and supports long-term preservation planning.

References

[1] Queen City Historic Resources Survey – Working Draft, File: QC HRS Working Draft_Rev-031826.pdf

Queen City Designation Process – Timeline

Synopsis

This document provides an updated timeline for the Queen City Local Historic District designation process, reflecting the community’s goal of achieving City Council adoption by February 24, 2027. Neighborhood Subcommittee review of the Preservation Criteria (Design Guidelines) will proceed concurrently with the preparation of the Nomination Form. Because the Historic Resources Survey already provides full contextual and architectural background, design guideline development may begin immediately.

Tentative Timeline Table

Timeframe	Milestone / Action	Responsibility
March–June 2026	Finalize Historic Resources Survey (HRS)	Staff
June–September 2026	Draft Nomination Form (begins June 1)	Staff/Designation Committee
June–October 2026	Draft Preservation Criteria (Design Guidelines)	Staff/Designation Committee
July–October 2026	HP Subcommittee review and edits to Guidelines	Neighborhood HP Subcommittee
October 2026	Staff incorporates subcommittee revisions	Staff
November 2026	Designation Report Review #1	Designation Committee
December 2026 – January 2027	Designation Report Review #2 & Recommendation	Designation Committee
January 2027	Landmark Commission Hearing	Landmark Commission
Late January – Early February 2027	City Plan Commission (CPC) Review	CPC
February 24, 2027	City Council Adoption	City Council