

Memorandum



CITY OF DALLAS

DATE May 23, 2026

TO City of Dallas Landmark Commissioners

FROM Historic Preservation Office

SUBJECT **Landmark Commission Authorized Hearing**

District 13 Landmark Commissioner, David Preziosi, FAICP, has requested that a Landmark Commission authorized hearing to consider initiation of the historic designation process to establish a historic overlay district for the area known as McShann Road Neighborhood, generally located along the north and south lines of McShann Road from Montfort Drive to a point west of Preston Road be held. Attached is the revised (per ordinance procedure) statement of intent for your review.

This is a hearing to consider initiation of the historic designation process to establish a historic overlay district and not the designation of the area 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 Paress, 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 9, 2026

Dr. Rhonda Dunn
Office of Historic Preservation
City of Dallas
1500 Marilla
Dallas, TX 75201

RE: Request to initiate the Landmark Designation process for the McShann Road Historic District

Dear Dr. Dunn,

We would like to request that the McShann Road neighborhood be placed on the next available Landmark Commission meeting agenda to discuss initiating the Landmark Designation process to create a historic district for the neighborhood based on the map provided.

The neighborhood has prepared a history and justification for the neighborhood to be considered for landmark designation as follows.

The significance of McShann Road must be understood within the post-Civil War era, when newly emancipated African Americans pursued landownership despite legal restrictions, racial hostility, and systemic exclusion. Beginning in the late nineteenth century, the McShann family acquired farmland in North Dallas, establishing a rare and enduring pattern of multigenerational property ownership.

In the mid-1950s, Dr. Mansell McShann and his family intentionally developed a portion of this inherited land into a residential enclave for African American professionals at a time when segregation and racially restrictive housing practices limited where Black families could live. By the 1960s, McShann Road had become a stable and prominent middle-class African American community.

Residents of McShann Road faced discriminatory housing and lending practices, including redlining, racially biased underwriting, and limited access to conventional mortgages. Many families were required to purchase land first and self-finance construction, often required to provide downpayments of 50% or more. In addition, residents were subject to poll taxes that restricted voting rights, exclusion from nearby public accommodations, and segregated public education. Despite these barriers, families established professional practices, built substantial homes, and intentionally transferred property across generations.

The history of McShann Road reflects broader national patterns in which African American communities were displaced or erased through redevelopment and public policy. There are examples throughout the US, most notably including Seneca Village in New York and Black

Bottom in Detroit, both of which were destroyed through urban renewal initiatives. Today, McShann Road faces similar pressures from overdevelopment and land use changes that threaten to erode its historic integrity and cultural identity.

Historic landmark designation for McShann Road would formally recognize and protect one of the city's earliest affluent African American residential streets in North Dallas. Landmark designation will preserve the area's historic character, architectural integrity, and multigenerational legacy while safeguarding it from increasing pressures associated with rezoning, overdevelopment, and gentrification.

McShann Road embodies a continuous narrative of African American history, spanning post-Civil War emancipation, Reconstruction era landownership, mid twentieth century suburban development, and modern community preservation. The continuity of land stewardship from emancipation through the present establishes a direct and tangible link to significant historical themes in local and national history.

Several homes along McShann Road were designed by the renowned Dallas architectural firm Pratt, Box & Henderson, enhancing the architectural significance of the street. The residences reflect mid twentieth century suburban design associated with stable upper-middle-class development. The integrity of materials, scale, and layout contributes to its eligibility.

McShann Road is directly associated with patterns of African American advancement in Dallas, including professional achievement, civic engagement, and community formation during segregation. Its development represents a rare example of intentional suburban planning by and for African American professionals in North Dallas.

Hidden under the veil of systemic racism, McShann Road cultivated a metaphorical modern-day maroon society, where residents built homes, nurtured families, and created a thriving, self-sustaining community. Residents transformed the area into a vibrant neighborhood, constructing their own homes and establishing a center of African American life rooted in resilience, pride, and collective purpose. By the mid-20th century, the street was home to doctors, educators, corporate professionals, attorneys, clergy, and entrepreneurs, whose presence fostered networks of mentorship, social cohesion, and professional achievement. McShann Road stands as a testament to the strength, vision, and unity of the generations who shaped it and continue to inspire its historical imprint.

Because of the uniqueness and significance of the McShann Road neighborhood, it potentially meets nine of the City's Landmark Designation Criteria for Eligibility, including: history, heritage and culture; historic event; architecture; architect or master builder, historic context, unique visual features, national and state recognition, and historic education.

McShann Road offers a tangible connection to the shadows of the past, preserving layers of African American history that are often overlooked in mainstream accounts. The neighborhood spans multiple eras, connecting the emancipation of enslaved people, the

efforts of Reconstruction, the limitations imposed by Jim Crow laws, the progress of the Voting Rights movement, and the rise of African American professional leadership into the mid-twentieth century. This continuity allows McShann Road to tell a powerful story of perseverance, achievement, and community across generations.

From its origins in post-Civil War land acquisition to its emergence as a distinguished African American professional enclave, McShann Road represents resilience, foresight, and multigenerational stewardship. Its historical depth, architectural integrity, cultural continuity, and documented significance under multiple designation criteria warrant formal landmark designation. Recognition will ensure that McShann Road's contributions to the history and heritage of Dallas are protected and preserved for future generations.

Based on the above documentation and significance of the McShann neighborhood, it is worth consideration for landmarking and for the Landmark Commission to discuss initiating the designation process for the neighborhood at the next available Landmark Commission meeting.

Sincerely,



David Preziosi, FAICP
District 13 Landmark Commissioner



Evelyn Montgomery, PhD
District 2 Landmark Commissioner



Scottie Smith
District 7 Landmark Commissioner

Enclosures (5): RD

- ❖ McShann Rd. Community Meeting Agenda (5/19/2026)
- ❖ McShann Rd. Community Meeting Minutes (5/19/2026)
- ❖ Meeting Handouts:
 - Preserving Value, Reducing Risk: A Homeowner Briefing for McShann Road
 - McShann Road Historic District – Tentative Two-Year Schedule
 - Neighborhood: McShann Road Community, Neighborhood Historical & Cultural Assets Inventory

RECEIVED

2026 MAY 13 PM 2:39

**CITY SECRETARY
DALLAS, TEXAS**

Public Notice

260476

CITY SECRETARY

POSTED DALLAS, TX



CITY OF DALLAS

PUBLIC MEETING POSTING

Designation Committee Meeting

McShann Road

COMMUNITY MEETING

Tuesday, May 19, 2026

Meeting:

**Videoconference/
Churchill
Recreation Center
6906 Churchill Way
Dallas, TX**

6:00 p.m.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. To request an interpreter, please email Dr. Rhonda Dunn at rhonda.dunn@dallas.gov, at least 72 hours (3 days) in advance of a meeting. Late requests will be honored, if possible.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para garantizar una reunión equitativa e inclusiva. Para solicitar un intérprete, mande un correo electrónico a Dr. Rhonda Dunn en rhonda.dunn@dallas.gov al menos 72 hora (3 días) antes de una reunión. Solicitudes con retraso serán respetadas, si es posible.

PURPOSE: To consider the attached agenda(s).

Agenda is attached.

(The Designation Committee may be briefed on any item on the agenda if it becomes necessary.)

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

[Edited on: 02/10/23 6:30 PM]

McShann Road Neighborhood



City of Dallas Landmark Commission
Designation Committee Meeting
McShann Road Community Meeting
Tuesday, May 19, 2026

Meeting Location: Videoconference / Churchill Recreation Center, 6906 Churchill Way
Time: 6:00 PM – 7:00 PM

Videoconference link:

<https://teams.microsoft.com/meet/229104084211260?p=0AvNIOOG57zQvCCsGd>

The public is encouraged to attend the meeting in-person at 6906 Churchill Way; however, a virtual session via Microsoft Teams will be available for those wishing to attend the meeting online.

The following topics will be discussed:

1. Statement of Intent for historic designation
2. Potential impacts of historic preservation
3. Neighborhood planning concerns and goals
4. Other [relevant] business

Members of the Landmark Commission may attend, and a quorum of the Landmark Commission may be present.

Landmark Commission: McShann Rd

19 MAY 2026 / 6:00 PM / Churchill Recreation Center

ATTENDEES

Senior Project Coordinator Dr. Rhonda Dunn, Senior Planner Taylor Means, Planner I Reesa Parvez Patel, Commissioners Evelyn Montgomery, PhD, David Preziosi, Scottie Smith, Anthony Interrante, Councilman William Roth (D-11), Commissioner Jack Kocks (D-11), and McShann Road community members.

AGENDA

Last Meeting Follow-up

1. Insurance rates on homes in designated/landmark neighborhoods
2. Property value concerns pertaining to homes in designated/landmark neighborhoods

New Business

- Statement of Intent for historic designation
- Potential impacts of historic preservation
- Neighborhood planning concerns and goals
- Other [relevant] business

NOTES

- Commissioner Preziosi opened the meeting with remarks on the importance of making McShann Rd a landmark district
- Multiple questions on if a Certificate of Appropriateness (CA) is needed for any work that is completed now - Dr. Dunn explained that since

McShann Rd has entered the pre-designation moratorium phase, all work must be brought before the team via CA for review.

- Residents were reminded to refer to previous packets, which were mailed, for work that is considered “Routine Maintenance” and work that would need to go before the Landmark Commission.
- Residents were informed about the City’s Tax Incentives program and were encouraged to retain itemized receipts of all work that will be completed (with an approved CA or Routine Maintenance) starting June 1, 2026. Dr. Dunn shared that should the neighborhood become designated by June 1, 2028, residents would be allowed to apply for the Tax Incentives program and submit receipts for all work completed from the previous three years.
- Some residents presented specific cases of work that has already been started, in progress, or completed due to extenuating circumstances – Dr. Dunn made herself available to speak separately with them.
- Dr. Dunn addressed the insurance concerns previously expressed in meetings. Community members were provided with an infosheet highlighting how owning a property in a historic designation zone does not automatically raise premiums. However, they can raise the value of a property. By ensuring the property’s MEP, HVAC, roof, and other risk factors are up-to-date and maintained, insurance premiums should not drastically rise.
- A 33-page booklet, completed by McShann Rd community members, containing interviews from various residents, will be shared with Commissioner Kocks and Councilman Roth.
- The meeting concluded with an update that the designation would go before the Landmark Commission on June 1, 2026, and if approved, the initiation process would begin, starting the tentative two-year schedule – finalizing McShann Rd as a Landmark District by June of 2028.

ACTION ITEMS

1. Following up with community members to collect their worksheets documenting the community's history.

Preserving Value, Reducing Risk: A Homeowner Briefing for McShann Road

1. PROPERTY VALUES IN HISTORIC & OLDER NEIGHBORHOODS

Historic neighborhoods consistently hold or increase property value. Research covering both Texas statewide and Dallas-specific data shows:

- Texas Studies: Historic designation is associated with higher residential property values (5–20% higher values).
- Dallas Market Evidence: Single-family homes in historic districts are valued about 15% higher and appreciate at rates parallel to or exceeding citywide trends.
- Older Housing Benefits: Older housing stock supports long-term affordability and community stability.

2. INSURANCE PREMIUMS: WHAT ACTUALLY DRIVES COSTS

Historic designation alone does not raise premiums. Insurers respond to risk indicators, not preservation status.

- Insurers focus on outdated electrical or plumbing systems.
- Old roofs, HVAC systems, and lack of safety features increase risk.
- Poor documentation of maintenance increases insurer uncertainty.

3. STEPS RESIDENTS CAN TAKE TO KEEP INSURANCE COSTS DOWN

Based on the Insurance Toolkit – Draft Copy Rev 05-18-26:

- Reduce the home’s risk profile with electrical, plumbing, roof, HVAC, and safety upgrades.
- Create a neighborhood “Insurance Documentation Packet” including system ages, inspection reports, and photos.
- Work with independent agents as a neighborhood group to negotiate better rates.
- Identify insurers that do not penalize older or historic homes.
- Monitor Texas Department of Insurance filings for unjustified rate changes.

4. WHY PRESERVATION + PROACTIVE INSURANCE STRATEGY BENEFITS MCSHANN ROAD

- Historic preservation contributes billions to the Texas economy and supports thousands of jobs.
- Dallas heritage-related tourism generates \$2.5 billion annually and supports more than 22,000 jobs.
- Proactive upgrades and documentation reduce claims and improve neighborhood insurability.

5. KEY TAKEAWAYS FOR RESIDENTS

- Property Values: Historic and older neighborhoods show strong and stable value performance.
- Insurance: Premiums are driven by condition, maintenance, and risk — not historic designation.
- Community Action: Coordinated efforts protect neighborhood affordability and insurance stability.

REFERENCES

- Insurance Toolkit – Draft Copy Rev 05-18-26
- Economic Impact of Historic Preservation in Texas (UT Austin / Rutgers)
- Preserving Dallas 2025 – PlaceEconomics

McShann Road Historic District – Tentative Two-Year Schedule

This handout provides a tentative two-year schedule for the McShann Road Historic District designation process following the initiation hearing on June 1, 2026. Modeled on prior district schedules, this document outlines the major milestones, responsible parties, and anticipated timelines during the predesignation moratorium, which will remain in effect for up to two years, ending June 1, 2028, unless earlier action is taken.

Date Range	Responsible Party	Description
June – December 2026	Historic Preservation Staff / Designation Committee / Community	Initial research phase, including full historic resources survey to assess historic fabric.
September – December 2026	Historic Preservation Staff / Designation Committee	Drafting significance narrative, boundaries, and preservation criteria/design guidelines.
January – March 2027	Staff / Community	Community engagement and feedback collection. (Anticipate up to three meetings.)
April – June 2027	Historic Preservation Staff	Admin draft of designation report and internal review.
June – September 2027	Staff / Designation Committee	Public draft release and refinement.
October – December 2027	Landmark Commission	Designation report hearing and action.
January – March 2028	City Plan Commission	CPC public hearing and recommendation. (First vote by property owners)
April – May 2028	City Council	Final public hearing and vote. (Second vote by property owners)
June 1, 2028	—	Predesignation moratorium ends automatically.

Neighborhood: McShann Road Community

Neighborhood Historical & Cultural Assets Inventory

**Significant means contributed to, influenced, and/or impacted the values and traditions of the community/neighborhood, city, state and/or the nation.*

[Legal] Name*	Category [of Person, Place or Event] (e.g., educator, community activist, pastor, local artist, military/soldier, engineer, scientist, performing artist, physician, attorney, community center, church, park, restaurant, festival, holiday, block party, etc.)	Address/Location	Years Active (e.g., 1950 – 1954) **Must start before 1986.	Frequency [of Event] (e.g., annually, bi-weekly, etc.)	Awards/High(est) Achievements (e.g., State Senator, State marker, Excellence in Civic Engagement, Purple Heart, etc.)	Sponsor(s) (Who provided the funding or organized the event?) ***Include contact information, if known.	Rank (1 – 10, with 1 being the most influential/important.)
---------------	--	------------------	---	--	---	--	---

***Please email completed form to Dr. Rhonda Dunn at rhonda.dunn@dallas.gov

Brief Biography/History of Top 3 (i.e., Rank[ed]: 1, 2, 3 above)

Rank: <u>1</u>	[Legal] Name:	Aliases (Nicknames):
Source(s)*****:		
Brief Biography/History [of Person, Place or Event]:		

Rank: <u>2</u>	[Legal] Name:	Aliases (Nicknames):
Source(s)*****:		
Brief Biography/History [of Person, Place or Event]:		

Rank: <u>3</u>	[Legal] Name:	Aliases (Nicknames):
Source(s)****:		
Brief Biography/History [of Person, Place or Event]:		

******For instructions on how to cite/reference obituaries, newspaper articles and magazine articles, see examples on next page.**

Sample Citations (i.e., Content for Source(s) fields above)

Obituary:

“Obituary,” Layton-Anderson Funeral Home (<http://www.laytonandersonfh.com/obituary?id=315593> : accessed 24 March 2018), Alexander Hinshelwood, died 15 March 2018.

Newspaper Article:

Format: Author last name, First name. “Article Title.” *Newspaper Name*, Month Day, Year. URL.

Gibbons-Neff, Thomas, and Mujib Mashal. “U.S. Is Quietly Reducing Its Troop Force in Afghanistan.” *New York Times*, October 21, 2019. <https://nyti.ms/31xXNQb>.

Magazine Article:

Format: Author last name, First name. “Article Title.” *Journal Name* Volume, no. Issue (Month or Season Year): Page range. DOI or URL.

Pickard, Hanna. “What Is Personality Disorder?” *Philosophy, Psychiatry, & Psychology* 18, no. 3 (September 2011): 181–84. <https://doi.org/10.1353/ppp.2011.0040>.

Note: DOI stands for Digital Object Identifier like a web address but can refer to images, video and audio files.

Helpful Links:

How to Cite an Article from Ancestry.com, <https://www.evidenceexplained.com/node/1679>

Using Your Cellphone to Scan Documents [Mobile Application Downloads]:

<https://www.camscanner.com/>

<https://thegrizzlylabs.com/genius-scan/>