

Memorandum



DATE: May 29, 2024

TO: City of Dallas Landmark Commissioners

FROM: Historic Preservation Office

SUBJECT: Landmark Commission Authorized Hearing

District 7 Landmark Commissioner, Traswell Livingston III, has requested that the Landmark Commission authorize a public hearing to consider recommending approval of initiating the historic designation process for the Queen City Neighborhood in South Dallas, 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 along with supporting documentation.

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.

Rhonda Dunn, Ph.D.

Rhonda Dunn, Ph.D.
Senior Planner
Historic Preservation Office

Enclosures: (3)

- Statement of Intent
- Public Notices (Published in the Dallas Morning News)
- Community Meetings (2) – Minutes and Transcript

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March 31, 2024

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

RE: Request to consider the granting of a Historic Overlay District for an area known as the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street; initially settled from 1905 to 1929.

Dear Dr. Dunn,

I, Traswell C. Livingston III, Landmark Commissioner for District 7 (Sunny South Dallas), along with Commissioners Taylor (D-4) and Offutt (D-5), request Dallas' Queen City Neighborhood, nationally known and recognized as a Historic District, be placed on the agendas of the Landmark Commission - Public Hearing on May 6 as well as the Landmark Commission - Public Hearing on June 3. These steps of consideration are at the request of Queen City residents and property owners.

Queen City is a significant enclave with a rich history deeply intertwined with the African American suburban development of South Dallas. Established between circa 1905 and 1945, the district served as a pivotal hub for the community's residential expansion during this period. Situated approximately two miles southeast of downtown Dallas, Queen City lies just a few blocks south of the historical "color line" that demarcated African American residential areas from segregated white neighborhoods to the north and west prior to World War II.

The district's architectural landscape primarily comprises modest vernacular and Craftsman-influenced domestic buildings. These structures, characterized by their modesty and craftsmanship, are emblematic of the era's architectural trends and reflect the socio-economic dynamics of the community at the time of their construction.

Geographically, Queen City is bounded by Warren Avenue to the north, Eugene Street to the south, State Highway 310 (aka S.M. Wright Freeway) to the west and Malcolm X Boulevard to the east. The heart of the district lies along Atlanta Street, with the 3700 block of Dildock Street running parallel to Atlanta Street. Notably, the area's dense layout, narrow streets, and small building setbacks contribute to its distinct character and sense of community.

Throughout its history, Queen City has witnessed both periods of prosperity and challenges. While many of its buildings have endured and remain in fair condition, some have fallen into disrepair due to neglect or lack of maintenance. Nevertheless, the district's architectural

integrity persists, offering a glimpse into its storied past and serving as a testament to its resilient spirit.

In recognition of its historical significance, the heart of Queen City has been designated and has been placed on the National Register of Historic Places, with 94 buildings comprising its architectural fabric. Among these, 47 are classified as contributing buildings, representing structures that retain their historic character and add to the district's overall ambiance. Conversely, the remaining 47 buildings are categorized as noncontributing, often due to significant alterations or post-1945 construction that detracts from the district's historical integrity.

As efforts to preserve and revitalize Queen City continue, the district remains a cherished landmark, embodying the cultural heritage and community pride of South Dallas. Through ongoing restoration initiatives and community engagement, Queen City's legacy endures, ensuring that its story continues to inspire future generations.

Queen City Designation Criteria

The preservation criteria identify the merit(s) for designation. Queen City meets seven (7) of the ten (10) preservation criteria.

1. History, heritage, and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.
2. Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.
3. National and state recognition: Eligible for or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.
4. Historic Education: Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.
5. Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.
6. Unique visual feature: Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.
7. Significant Persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

Respectfully Submitted,



Traswell C. Livingston III
District 7 Commissioner
Dallas Landmark Commission

Cc: Commissioner Taylor, Commissioner Offutt

NOTICE OF THE LANDMARK COMMISSION PUBLIC HEARING

The Landmark Commission of the City of Dallas, Texas will hold a public hearing at 1:00 p.m., **Monday, May 6, 2024**, via videoconferencing and in the Briefing Room, 6ES at City Hall, to determine whether or not Chapter 51, Chapter 51A, and Chapter 51P of the Dallas City Code, as amended, should be amended by the granting of the following applications.

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. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

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. Cualquier persona que necesite ayuda auxiliar, servicio y/o traducción para participar de forma plena en la reunión, debe notificar al Departamento llamando al (214) 670-1786 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión de video de la reunión estará disponible dos días hábiles luego del levantamiento de la reunión visitando <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link: <https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2a605adba1083e2476532868ae0656db>

Individuals and interested parties wishing to speak must register with the Historic Preservation Office by emailing Phyllis.hill@dallas.gov one hour prior to the meeting date start time.

Las personas y las partes interesadas que deseen hablar deben registrarse en la Oficina de Preservación Histórica enviando un correo electrónico a Phyllis.hill@dallas.gov una hora antes de la fecha de inicio de la reunión.

To request an interpreter, please email phyllis.hill@dallas.gov at least 72 hours (3 days) in advance of a meeting. Late requests will be honored, if possible.

Para solicitar un intérprete, mande un correo electrónico a phyllis.hill@dallas.gov al menos 72 hora (3 días) antes de una reunión. Solicitudes con retraso serán respetadas, si es posible.

Zoning Case

This notice authorizes the Landmark Commission to consider recommending approval of initiating the historic designation procedure. The historic landmark designation will not change the land use.

Request – A Landmark Commission authorized hearing to consider initiating the historic designation procedure to establish a historic overlay district, on property constituting a subdistrict within Planned Development District No. 595, an area known as the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street.

The purpose of this request is to consider initiating the historic designation procedure and provide for preservation criteria to preserve the neighborhood's historical, cultural, and architectural importance.

Speakers at the meeting are allowed a maximum of three minutes to speak. For further information, call the Historic Preservation Office at (214) 670-4206.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

Location for in-person attendance:

1500 MARILLA STREET, DALLAS, TEXAS, 75201, THE DALLAS CITY HALL BRIEFING ROOM, 6ES

NOTICE OF THE LANDMARK COMMISSION PUBLIC HEARING

The Landmark Commission of the City of Dallas, Texas will hold a public hearing at 1:00 p.m., **Monday, June 3, 2024**, via videoconferencing and in the Briefing Room, 6ES at City Hall, to determine whether or not Chapter 51, Chapter 51A, and Chapter 51P of the Dallas City Code, as amended, should be amended by the granting of the following applications.

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1500 MARILLA STREET, DALLAS, TEXAS, 75201, THE DALLAS CITY HALL BRIEFING ROOM, 6ES

Queen City Neighborhood Association Meeting
Salem Institutional Baptist Church
3819 Crozier
April 18, 2024
Meeting Minutes

The meeting was called to order by Ms. Eva Jones at 6:07 pm, prayer little Ms. Journey, granddaughter of Ms. Janice. Welcome by Ms. Eva and thank you to our special guests from the city and the Landmark Commission. Thank you for helping us to advance Queen City (QC) to the neighborhood (NH) that we have strived and are striving to build.

YMCA update by representative: Ms. Janice, the land has been cleared, all underground work has been finalized and the contractors are scheduled to begin to work. Everything is going as planned. As for the programs at the Y, the seniors are currently at the cultural center on RB Cullum. The camp for seniors will be on May 3-4 in Collin County at the Adventure Camp 1180 W Houston St, Anna, TX 75409. The teen program is currently at the Mildred Dunn on 2nd Ave next to JJ Rhodes school. The small children ages 3-5 years old are at the preschool at 3901 Latimer St.

Dr. Dunn, Historical Preservation gave us handouts that we should read and develop questions to bring back to the next meeting. There was a meeting last night and the Designation Committee met and has determined that QC met 7 out of 10 requirements to be Historically designated locally and become a local landmark. All we needed was 3.

On the handout we received tonight, we are meeting to introduce us to the LM commissioners that have prepared our application to the LM commission. Read and prepare your questions.

The LM public hearing will be on Monday May 6th at 1:00 pm at City Hall. Everyone is welcome to attend to support our efforts to be Historically designated. The next QC meeting will be May 16, 2024, at 6:00 pm at Salem Church. The next LM meeting will be on June 3, 2024, at 1:00 pm. Please attend to support the process. These are the steps (meetings) needed on the journey to the initiation.

The statement is also in the handout from Commissioner Livingston, the ordinances that apply to historical designation are also in the handout, the benefits of being a historical District, the process to go through and what's needed to make alterations or changes to your home once the process is complete.

The third thing in the handout is the Tax information, tax benefits to being a contributing property within a Historical District. If you rehabilitate your home, the cost of the rehab has to be a percentage of the value of your home, participating in the program can allow you to zero out the city portion of your taxes for up ten years.

Commissioner Traswell Livingston III lives in District 7 and has served as commissioner for less than 1 year. He currently lives in the South Blvd & Park Row neighborhood, born in Oak Cliff, baptized at St. Paul Baptist Church on Baxer St. His 1st house out of college was behind Lincoln on Oak Dale in 1999. The first house he purchased after college and has lived in for 14 years. He's learned a lot about Sunny South Dallas and is sure he can learn more.

As Commissioner, he is charged with preservation. It's only fighting to make every attempt to preserve the history of the neighborhood and character of QC.

No matter where you go these days, you can see changes in the neighborhood. We have all seen the construction in the NH & often time that construction does not consider the historical context, as we know from SM Wright, to I75. Preservation helps with a tool of the local government to preserve our history, not only in architecture but also in residential significance, things that have helped in the NH, people that have lived in the NH, change that was made in the NH, that's why he says that's important, specifically so we will know that the decision is not a decision that he takes lightly as a recommendation, but no more importantly we need to know and he's sure we already know that QC is a very significant NH in Dallas history and it's important for us to maintain the significant record of our history despite the value of a property, sometimes there are things more important than the price of a home. It's what happened in the NH, who lived in the home & that is what QC represents because sometimes when we as developers come in, we only think of just how much money we can make on the redevelopment. So again, that 's where preservation comes into play.

He was able to use the tax abatement when he had to replace his roof due to a storm and it was a qualifying event and a qualifying amount of \$1,500. It's all based on the percentages based on the property value listed on the CAD and not Zillow. In the South Blvd & Park Row area, they were a voice in what came into their NH. People come in from all over the country to build and all they see is how much they can save and make. They don't care about anything but the cost, their bottom line. They just want to build, get paid and move on to the next project.

As a commissioner he has staff that support him and ensures they stay compliant, they can't be involved in every event if they have personal knowledge of certain conversations. They may have to recuse themselves from voting. His term as Commissioner is 2 years & will be up in May of 2025 unless his term is renewed. Ms. Eva thanked him for what he has done and is doing for this district. The home he is in now was boarded up when he and his wife bought it. They did their best to preserve it by doing the work themselves, the wood floors, the windows to keep the character of the home & 14 years later they are still there. He is a Real Estate Broker and his office is at 2822 MLK.

He has a non-profit and can provide low-income housing for those that qualify based on their income and for individuals living with HIV, this includes affordable housing as well.

Commissioner Livingston has been through the struggles, poverty and hard times of South Dallas & he wants to be here through all the progress & all the good times as well. One way to do this is by maintaining affordability & sometimes in conservation with the preservation tools it helps us to maintain affordability because we've seen the YMCA development, we see SM Wright being leveled, we know what's happening at Forest Theatre, we see what's happening at the State Fair. This neighborhood is changing and changes cost money. In Real Estate it costs someone to develop & redevelop properties.

Conservation just puts some requirements in there so when someone thinks about redevelopment, they have some types of mandate or requirement to consider conservation and preservation. Be thoughtful of the climate of the NH, the aesthetics of the existing houses and try to maintain the character.

Question: Celeste asked, what are the boundaries and how are they determined?

Dr. Dunn: the boundaries are decided based on historical maps dating back to 1922. The boundaries can change – The Sanborn Insurance map is used and that's the area they have as to where QC is today. There is a railroad along Warren Ave to the North that separates QC from the next NH. To the West there is another railroad that is a central RR which is what it is called over to the west and there is Eugene to the South. Then a space between QC and the next NH. Then you have Malcolm X which used to be Oakland Ave to the East.

Question: If you want to renovate your home, what is the process when we are designated as a Historical District?

First, once we are initiated we will be under what is called a 2 year pre designation moratorium, basically what that is, at that point you will have to start turning in what they call a certificate of appropriateness application for renovations and it depends on the degree of renovation, i.e.; changing a fence, a roof or painting as long as you keep the same color, it will go for a staff review. Whomever the planner assigned to your NH, that person can turn it around in about 7 to 10 days. If it is something major, new addition to your home, all windows replaced, it has to go through the Landmark Commission, and this usually can take up to 6 weeks. These are only exterior changes. If you are changing your windows to the same window, they still want to see your plans to ensure they are the same, you will send them pictures of the current window, and from the catalog pages or store where you are buying them from so they can make sure you are staying with something compatible with what you already have now.

Question: Would that be an additional cost to have them reviewed? No additional costs for the reviews, the current fees they have are for new construction, i.e., a vacant lot you want to build on or you need to demolish a structure already there. If you don't follow the process and a neighbor calls it in to Code Compliance, someone can pay you a visit and possibly give you a fine for unauthorized work.

Once we are initiated, you will get what is called a development flag for your area, so that when you request permits the NH will be flagged & you won't get the permit without going through the correct process.

I did not get Celeste's next question. But someone stated that there were families that moved from the 10th Street area into QC and some of the streets were named after these people. It was asked that someone that may have information on this topic to bring it to the next meeting. Finding out who may have bought homes in QC to keep up with history. The moratorium starts as soon as the initiation process is complete.

The ladies from Councilman Bazaldua's office brought a lot of information on events coming and they will get a copy of the contact list and send that information to you.

Salem Church had a successful wellness event at the Exline Recreational Center, they are in partnership with CVS and their mammogram unit. As well as a new partnership with Colgate to provide free dental exams for children 12 & under. Keep your eye out for their mobile unit, Dental exams on wheels. There were some people that had illnesses that they were not even aware of and were able to get information from the nurse practitioners on site. This event is held every April. It is normally held at the YMCA but due to the construction, it was held at Exline.

Ms. LaSheryl, Director of Community Engagement for Forest Forward, the groundbreaking was held on April 4, on a very hot day, but we got through it. Thank those that were able to attend. Now the work begins and when you pass that area, you will see changes renderings of what will be, they cannot do any more tours, the asbestos abatement was just completed, and construction is about to start. Money is still being raised, \$24,000,000 is still needed to meet the goal of \$80,000,000. Construction completion is expected to be in December 2025. There will be a ribbon cutting and grand opening if you missed the groundbreaking. Follow them on Facebook, Instagram or their website @forestforward. There are photos on FB and IG, the event was super nice, with special guests: Royce West, Jasmine Crockett, Councilman Bazaldua, and the Major. Keep watching.

Dallas Police Office: Darius Johnson. It was a very busy weekend for the police. There were 3 major shootings in the SE, which have been doing pretty good compared to the rest of the city, murders have been down. The only crime that has been up are stolen vehicles. Spoke too soon, there was a shooting at 4500 Collins and now that area has been designated as a mandatory hot spot and an officer is there all day every day until further notice. One person died and 8 others were shot during this incident. During this same weekend there was another shooting on Malcolm X with females getting into a fight and the shooting started. Another shooting on South Blvd. Very busy weekend for the police. Ok, summer is coming, and the majority of the crime is coming from young children under 18 and as young as 11, 12 & 13. So, gear up for summer programs to get the children involved, there is no reason that a child that young should be out at 1:00 am. A passenger in an Uber vehicle shot the driver and the car crashed, but the police will never really know what happened in cases like this. It was brought to the attention of Officer Johnson that there is a rape suspect that is living close to where there are children. He will be given the location and will see what can be done about this person in proximity of children.

Code Compliance Officer Corey Watts: 205 violations for March. Top 5 are: Litter 79, outside storage 42, high weeds 37, junk motor vehicles 12, and illegal land use 7. There is a new state agriculture policy that says roosters are not legal in the city limits. A barn can now be erected in a residential area with farm animals and code compliance cannot address this issue.

Finally, Ms. Jessica Jolly the MLK Representative with upcoming events: May 11 the Magnificent Mom with free food, swag bags, and an all-around good time. Next month is Older Americans Month resource fair on May 24th from 9:00 am – 12:00 noon at the MLK Library and lastly, another event happening at Fair Park. We will get that out to everyone. It will be placed on the FB page. If you have any concerns about your property taxes, you may contact Ms. Diane Ragsdale at ICDC for help with that.

It's time to vote again. The school board, the bond package, and monies for housing. These meeting minutes are submitted by Ms. Shirley Linwood, secretary of Queen City Neighborhood Association. If I left anything out or there are any corrections or changes, please let me know.

Queen City Neighborhood Association Meeting
May 16, 2024
Ms. Eva Jones President
Transcription by: Ms. Shirley Linwood Secretary

Prayer by Pastor Atkins.

The meeting was called to order at 6:06 pm by Ms. Eva Jones.

Commissioner Livingston grew up in Dallas. He knows the struggle. He is the President and CEO of a non-profit called ASD Aids Services of Dallas. They are a housing provider for people living with HIV or impacted by HIV. They develop housing and build apartments and they provide service on the site of those properties. They have built five apartment complexes over the last thirty-seven years. Most recently in 2022 and another one coming in 2025.

His background is in housing and development. One of his properties is a 1933 old boutique hotel where migrant workers would come in, stay at the hotel and work at the Trinity River located on Colorado in North Oak Cliff. Most of the properties are just east of the Bishop Arts area in that historic part of Lake

Cliff neighborhood. The Commissioner started his career at the Dallas Housing Authority.

His entire career has been in affordable housing developments which include the services and compliance of affordable housing developments for about twenty-six years.

His passion is affordable housing because of the way he grew up. He continues to learn. His undergrad degree is in Sociology, and his master's degree is in Business Administration. He learned the challenges of non-profit and for-profit business. He also learned the significance of culture and the times we must go through from segregation to Jim Crow to our modern-day housing development what that means socially for our [food/foot?] communities, the socioeconomic differences of the communities and who is disparaged and who is not. This is why he became interested in preservation. It was for homes in neighborhoods, the communities to be maintained, the historical context of those communities that no one had a voice to maintain.

This brought him to finding his own neighborhood, South Boulevard/Park Row where he now resides formally. He became the President of their neighborhood association, along with his

wife, and advocacy and learning and bumping his head on ordinances and trying to get a tax incentive.

He learned all this on preservation by circumstance and this is what got him into landmark. This is his background so the group would know who he is and his ability to help Queen City. Commissioner Traswell is passionate about & he loves this community.

This brings us to step 2 of 3 of this initiation process which is a neighborhood gathering such as this one today to talk through questions, concerns and to hear from the community stakeholders, to discuss what the pros and cons are. There was a meeting at Landmark on the 1st Monday of May as there always is. There were several residents from District 7 that attended and spoke to the Landmark Commissioners as to why it is important to preserve Queen City & this was well received. It makes such a difference when we show up & show our support about what is ours, Queen City has one of the strongest neighborhood associations. When things happen, it is the community stakeholders that make decisions for the betterment of the community. It is difficult to corral the residents due to work schedules, small children, and life in general. We have embarked upon a historic

journey and once it is and if it is finalized, it will be in the historic records of who was a part of this advocacy, who's on the sign in sheet, so their grandchildren and whomever are looking at how did Queen City get preserved and started as a neighborhood association. Commissioner Traswell, trust me, the neighbors who come in and buy homes will look through those archives, they'll see the names, they'll look at the photos of you and I can tell you that happens because that is what I did. I looked at South Blvd/Park Row, I researched my home, I researched the history of my home, who used to live there, and I saw all the newspaper articles of when the neighborhood association was started, the 2nd one. The second historic Neighborhood Association is South Blvd/Park Row in the city of Dallas. This makes it significant, meaning you are a part of history.

Now we want to go through and talk about the packet that was handed out at the last meeting, it includes the statement of intent letter.

Dr. Dunn: If you missed the last meeting, pick up the packet on the back to make note of the upcoming meeting dates and times. After tonight's meeting there is one more step for initiation, which will be the landmark commission hearing, public hearing

on June 3, 2024. Those that want to attend are strongly encouraged to do so at 1:00 pm. The meeting will be at city hall in room 6ES. Join the conversation and share your enthusiasm about the project.

If you have questions from the last meeting, you may ask them now.

Q: Can anyone that attends be able to speak

Ans: Yes, you will get a green form to fill out, you must show up early to register to speak. The address is in the packet.

The first packet has the schedule for the initiation process, it has the statement of intent which is your application written by Commissioner Traswell Livingston as well as Commissioner Larry Offutt and Commissioner Jay Taylor who is on the zoom call. This is the application that was presented for the landmark commissioners and will be presented again on June 3rd with updates from what was discussed tonight. Also, in the letter of intent the landmark commission has listed the 7 criteria, and the landmark commission agrees to the 7 criteria out of 10 that your neighborhood meets, as was discussed before. You only needed to meet 3 criteria out of 10 but you met 7 out of 10.

Commissioner Livingston: to break down the criteria, there are only 3 needed, you met 7, it is black and white and obvious why you qualify. This is important to know so you are empowered when you speak, you don't feel as if you are asking or begging for something that you do not qualify to have. It is a common-sense eligible neighborhood. Now whether you decide to opt in or not is your choice, but you can't defend whether it is eligible or not because it is more than eligible by having 7 of the bullets already acknowledged out of the 3 that were required.

Dr. Dunn will assist in the preparation of the certificate of appropriateness so hold your questions on this for later. The benefits of becoming a historic overlay district & the process for when you start to make repairs to your homes, additions to your home or someone wants to build a new construction, what the process they must go through in order to get that approved. The last section is the tax incentives. To qualify for the tax incentives, you must be a contributing property. The incentive amount is determined by how much you spend on repairs, updates and the value of your home. You must spend a certain percentage of your property value. This is only on the house and not the land. It is the improvement value and not the land value.

Meeting Minutes continue:

It is only the improvement that is negotiable through this form.

Q: Is this also the governments of the association that's proposed as far as what they decided or say is acceptable on setbacks, trims, and colors?

Ans: This is a part of preservation criteria which will be discussed later, to be determined. More specifics will be given later when you do the certificate of appropriateness, there are some specifics that tell you in black & white what you can and can't do. More on this later. The deadline to appeal for your tax valuation was May 15, 2024, in Dallas for Homeowners. This is a big deal because taxes have been going up in value significantly every year. If you are an owner, you have seen & felt these increases. Queen City will fall under the revitalizing historic Districts category on page 21 of your packet in simple terms, you fill out the application, there is a 2-step process to submit to the staff. The application can go retroactive for up to 3 years, 2023, 2024 & 2025 if this gets approved through to this summer. You can go back to adjust, the adjustment is on the City of Dallas's Tax portion when you get your tax bill from Dallas County, Parkland, DISD and Dallas

County and your total tax bill is only 15% of your total bill. This will go away for up to 10 years if it is approved. This is very significant since taxes continue to escalate. To be able to now save that money, you would need to update the certificate every year stating that you still want to have this incentive 10 times.

Q: What is the time to get approved at the city?

Dr. Dunn was not able to offer an exact answer but once you submit your certificate of appropriateness, she has seen it take up to 3 months for it all to go through. They get your application then it must be reviewed, brought before the landmark commission, they must approve it, there are fees on the schedule as well. So, she would say 3-6 months.

Q: Are the improvements on the inside & the outside?

Dr. Dunn: the inside improvements are relevant to built-ins only, cabinetry, counters, etc.

Q: If you are having issues with the city and they have pointed out items that need addressing at your home and you have been given a warning to get it done, general repairs, how will it work with the new process?

Dr. Dunn does not get involved until the certificate of appropriateness is submitted as long as what code compliance has

asked you to do is on the CA and they can track it, you have your receipts, and it gets approved then you can go forward with the work. Our code compliance officers work very closely with the landmark commission and are really in sync with the neighborhood.

Ms. Eva: Let's get rid of the elephant in the room. The reason & driving force for this historical overlay is to preserve our neighborhood from gentrification, we are already behind and if we don't get something done as quickly as possible, then we won't be talking about housing period because we will be out of our own homes. This is why the neighborhood or the group of residents that work together decided that this could possibly be the best answer for the wealth of our children and grandchildren. The question was asked about restrictions and later redefined as protections. Each association has its own protections that are put together with a good attorney are to be rules you want to overlay into the preservation, like preventing builders from building homes that are too large for the area they are in and i.e., These shotgun houses. These stipulations can be added into your protections.

Ms. Ragsdale asked about when will the issuance of new permits of new building permits stop.

That will be June 3, 2024. Once we are initiated the issuance of new permits will stop. So, no more said shotgun houses can be erected.

Ms. Eva: We will decide what we want for our historical regulations. We need to stop the builders. Example: the Elm Thicket area is seeing \$2 - \$3 million dollar homes right next door to a home where grandmother lived in. These residents will not be able to continue living there with the continuing increases in taxes. So, we will use all the tools in the tool kit to prevent this happening in our backyard. Now if a builder already has a building permit, it cannot be cancelled. This relates to new permits to split a lot, that will not be approved.

Ms. Ragsdale is reenforcing what Ms. Eva stated that Queen City neighbors will be able to guide the direction of their neighborhood and determine what new homes exist and how they are designed. This is so important in preventing displacement.

In the You Are Invited Packet, once you have design standards and preservation criteria established, then that will control what new buildings are built in your neighborhood. The protections

that were discussed earlier are Queen City's way of designing what you want in your neighborhood.

Now on to the next.

3 Definitions that you must know are:

Period of Significance: This is the era in which the neighborhood became ordained Historical according to reports of the National Register Nomination, Queen City's period of significance goes through to 1945, the national nomination was written in the late 1990's. Now up to the Civil Rights movement can be included to 1970.

The Contributing Structure: These are properties that were here or built during the above stated times and it still looks the same way it did in that time period, then it is a contributing property.

A Non-Contributing Structure: This is a home that was not here when the neighborhood gained its historical & cultural significance. Built from 1971 to today.

There are some general guidelines that will have to be met, but not as many protections as a contributing structure.

Contributing structures are eligible for the historical tax incentives program. Newer homes are not eligible.

What applies to you depends on if you are a contributing or a non-contributing structure or if a new construction, building a new addition or an accessory building to your home. Everything discussed today applies to new repairs, new alterations, new construction and new replacements. Whatever your property is now, you cannot receive a ticket from Dr. Dunn's office, things like colors and trim. When you want to make changes after June 3rd, then you will discuss new guidelines. The historical designation committee starts with a template for all neighborhoods, but it will be customized to fit what you are asking for, see page 3 – 11 for what they start with for design standards. Everything in the template except under new construction & additions would apply to a contributing property. In all this, you will want your property to be as close to what it was during the period of significance. Not everything in the template will apply, some items will be taken out and some items will be added in based on what your neighborhood's concerns are. Look at planning goals and then look at special considerations. Under special considerations the elderly and disabled, access can be considered and whatever is needed for this group of people can be added to the preservation criteria. Safety, interior burglar bars

that have the key on the inside of the window are suggested. If you are on an interior lot, you can have bars on the left and right sides of your home, they are not recommending that bars be on the front. If safety is an issue, it can be added to the criteria.

Economic and Financial Hardship: If something is recommended that the homeowner cannot afford, Dr. Dunn will go to the Landmark Commission and request it be considered. Financial & Economic hardship can be included in the preservation criteria.

Q: Would the takeaway from the template put us in another bracket.

Dr. Dunn said no it would not.

Solar Panels & Weatherization: The preservation Committee does not allow every solar panel salesperson to come into our community. Solar panels are very heavy and should not be placed on every house. Some of the homes are over 100 years old and cannot support solar panels, they are not safe for that homeowner. Be careful who you do business with. If solar panels are allowed, it is recommended that they go on the rear roof, about 50% of the roof space. Whatever zoning rules are already in place will stay in place. Attorney Calvin Johnson asked if there could be a visual

of the process and a flow chart created to show the steps in all this process to get a better understanding. Anything that you have now is grandfathered in and you don't have to change it. Only when you want to make changes do you have to abide by the proposed new rules & the city staff can assist.

Shanita Cleveland: Tesla has a solar panel system that can be placed on your garage wall, and it is very space efficient. Whatever you do inside of your home is your business. When making changes to the outside, just send the certificate of appropriateness application to Dr. Dunn with a description of what you are doing, she will go over it with you, you get your own contractor and if everything is good, she or the landmark commission will send it back to you and you can begin the work. Routine maintenance has to be turned around in 7-10 business days. Major items such as adding new additions, replacing all the windows, a new driveway, these items have to go before the landmark commission which can take up to six weeks.

Commissioner Livingston: Let the record show the reason you are doing this is to preserve and keep the monumental homes from being built around you at a rapid pace. This is causing financial concern; you also have to remember to lean on the staff for help

with crafting the guidance that you want that work for Queen City. The reason is all of South Dallas, all these streets, all these houses, because it is unique to Queen City. So just like you are involved in meetings and all those things, use that same energy to come up with a specific ordinance & guidance that you want that's unique from South Blvd/Park Row, unique from Wheatly Place or Tenth street but specifically for Queen City based on how y'all feel in 2024. The reason I say that is, I will just tell you the last time our neighborhood ordinances were updated, I was in elementary school. That means that modern day things that we would do in a house are not in our ordinance because we didn't update it. He wants the record to show in 6 months, 3 years, no one can say: Mr. Livingston you didn't tell us, well yes, he is and yes, he did. You make the ordinance the way you want it, you live here, you drive on these streets, you pay for the homes, you come in and out of your doors every day. Whatever y'all want to put it in there, then the process for communicating back and forth with the city, you need to eat, drink and sleep and understand that you have jewel in Dr. Dunn. She is rare in my opinion. I have dealt with several staff representatives, Dr. Dunn is very knowledgeable, very patient, she is very responsive, these are critical situations

when you are pressed for time, you must build, have something broken, you need somebody that is responsive, who's patient and understands. That is rare but the city is the city, anything can change, sometime when people see a good thing they snatch them up so while we have her, you need to engage her and get a good foundation, get your foundation together which is all your ordinances and your language that is unique to you because you are going to need it and that's all I have to say about that.

Dr. Latrice Atkins: she is a resident of Rose Garden and a neighbor of Queen City. She agrees with what was said of how inspiring Queen City is. She acknowledges other members from sister associations that are on the zoom call with us. Queen City is not alone, they stand with you and are excited to support you. Her question is: Is it possible to have your cake and eat it too? If the residents of Queen City are super excited about the protections that will be provided through the historic preservation district overlay, can they opt out if they don't want their own property to participate, can you push forward and opt out later?

Dr. Dunn. By state law, once you decide as a neighborhood, individuals cannot opt out.

Our last 2 items:

Concerns: With the department of Housing & Neighborhood revitalization, which is the department that repairs the homes and that's the department that gets the grants, a problem has come up in the past, that is an issue with clear titles. The other problem has been unplatted lots. When Dr. Dunn spoke with the representative from the Department of Housing, if you could show your name on the homeowner's insurance and the utility bills, that was enough to go forward in showing ownership. She does not know if it will be the same going forward. She cannot guarantee it will be the same. This is what was done with the COVID money.

Ms. Eva: How long will this program be in place; she feels as if this is something that needs to be done expeditiously as possible to keep the wealth for the next generations intact.

Dr. Dunn: It's not so much a program, for a while the city was working with a Real Estate attorney to clear up titles, she's not sure if that program is still in place anymore. This comes up when grant money starts to flow. The people Dr. Dun has spoken with do not seem to have any money right now. They are applying for an overlay that includes our district. Every city council representative just got hundreds of thousands of dollars for their office accounts that they can use in their districts. Ask for the

money. Commissioner Offutt, of the landmark commission in district 5 confirmed that in the last budget and bond elections this money was received in district 7. This is unrestricted funds they can use how they need to in their districts and for their residents. Great speed bumps are needed on Waldron Ave because of the speeders. There are children on this street, and we don't want to wait till tragedy strikes to determine if they are needed. There should be no need for a petition.

A lady did confirm also that this money is available, she has been placed first on the list to get some much needed street lights repaired in her alley and the alley also cleaned up because her street was missed in the previous go round. The money is real.

Questions about fencing:

Remember whatever development rules the city has in place will remain in place. The fence height for the front of the home can be 3'6", the side and rear of the home the fence can be 8' privacy fencing board on board.

There are 2 situations when it comes to unplatted lots:

When Dr. Dunn spoke with the city surveyor, he stated that when a property has never been platted, you need to go through the City of Dallas process. She thinks the other is deed splitting. This is

when a family gets a lot that is large enough for 2 structures, they just split the lot in half. By state law this is illegal. In Dallas it is done but it is very problematic. Talk to Dr. Dunn and she will tell you who you need to speak further with. Google: City of Dallas Platting process. There are fees and the process is not easy.

Our last section is:

Goals & Objections: We are trying to promote neighborhood stabilization and maintain the neighborhood's historic character. Everything discussed tonight will be in Dr. Dunn's report that goes before the Landmark Commission on June 3rd. Send any questions not asked tonight to Rhonda.Dunn@dallas.gov. This meeting is also open to the public and all your concerns will become a part of the City's public records forever.

Last but certainly not least Ms. Janice with the YMCA update:

The construction of the new YMCA is coming along as planned, they are getting the foundation for the parking lot, all summer programs for the children are coming together. They are being house at 3901 Latimer at the preschool, the teenagers will be at the Midred Dunn Recreation Center 3322 Reed Ln, next of JJ Rhodes. The seniors are located at the South Dallas Cultural Center. YMCA members can utilize other facilities. Swimming

lessons for the children are at T Boone Picket YMCA. Applications for the 3–5-year-olds can be found at 3901 Latimer location.

Closing Prayer by Pastor Atkins and we are dismissed.

The meeting was adjourned at 7:41 pm.