

Impacts of Historic Preservation in Dallas

Key Findings

Landmark Commission

January 5, 2026
Donovan Rypkema
PlaceEconomics

2025 PRESERVING DALLAS



The Economic Impact of
Historic Preservation in Dallas

Completed by PlaceEconomics for the City of Dallas



What we looked at

The Basics

Demographics

Older Housing and Affordability

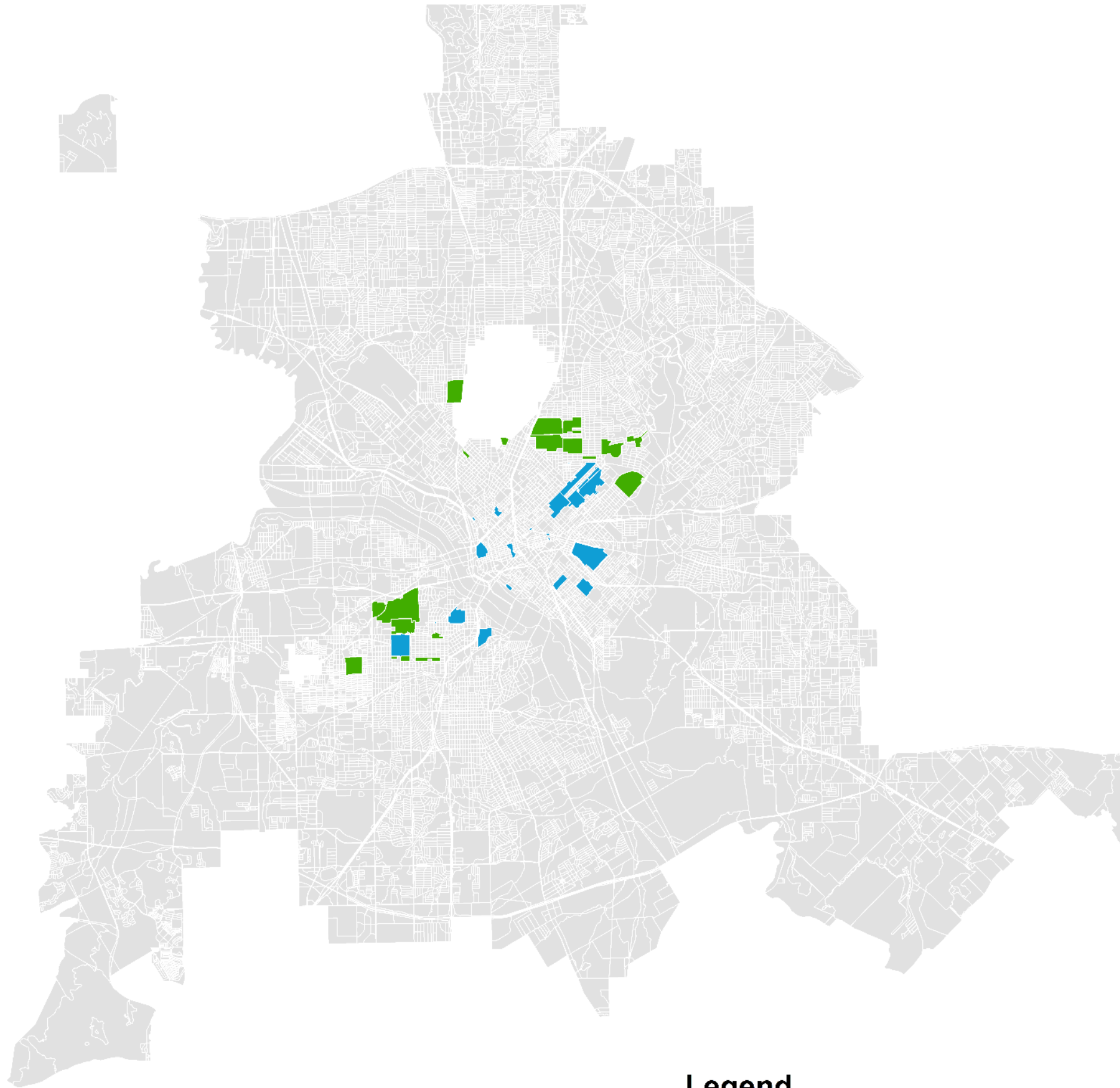
Property Values

Businesses & Historic Districts

Impacts of Historic Rehabilitation

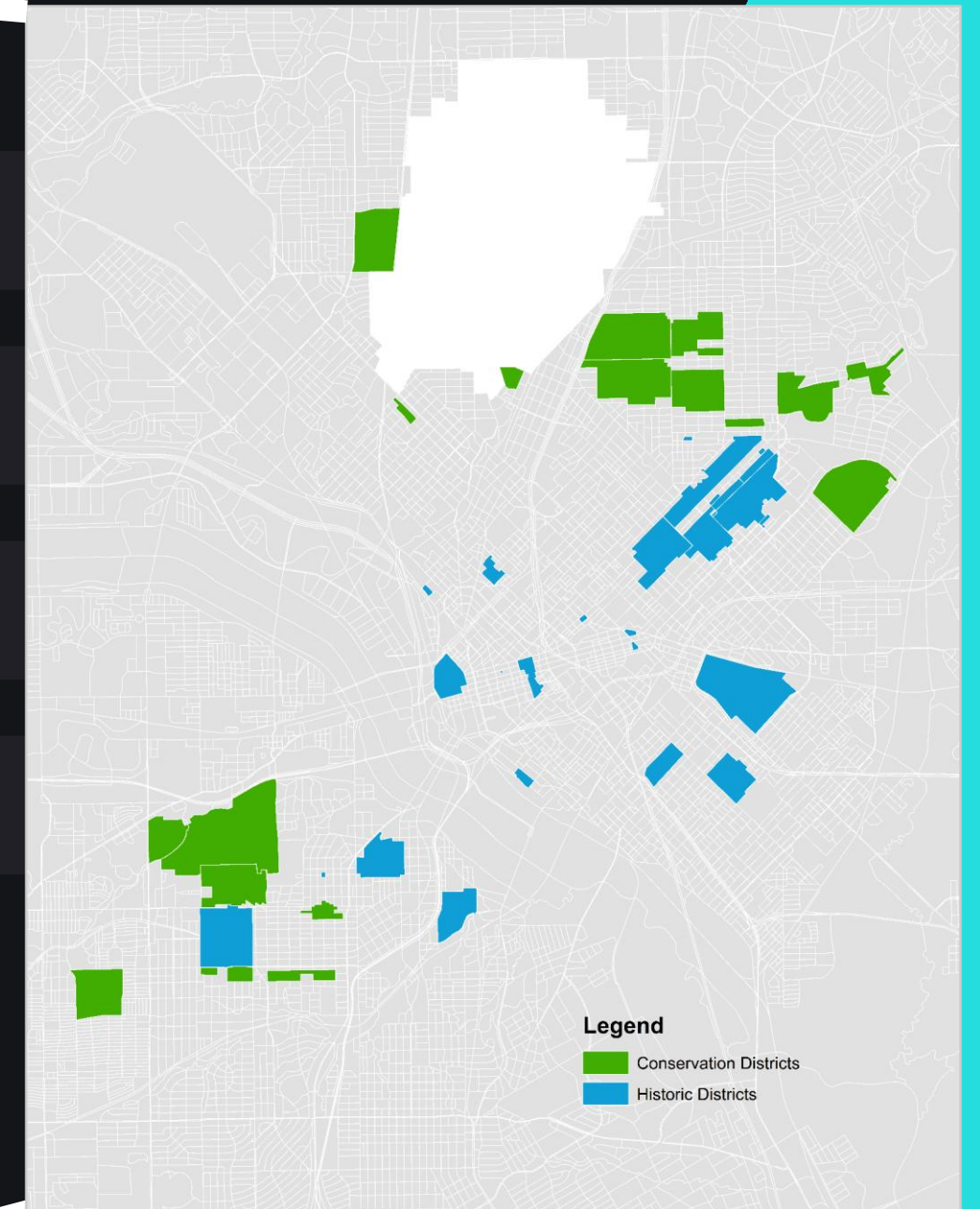
Heritage Tourism

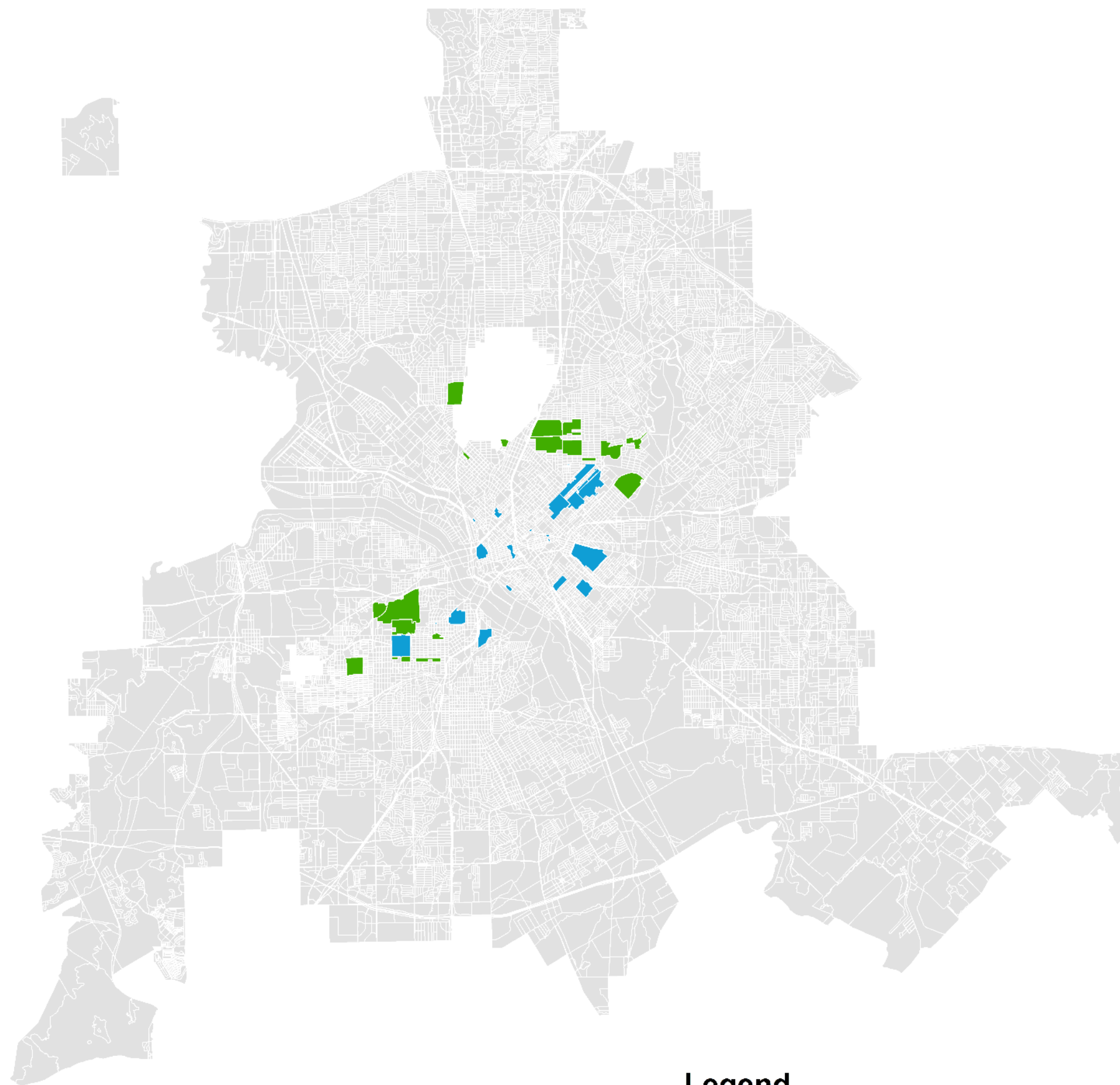
Preservation and the Environment



Legend

- Conservation Districts
- Historic Districts





Legend

- Conservation Districts
- Historic Districts

Historic Districts

.6% of land area
1.0% of population

Conservation Districts

.9% of land area
1.4% of population

Not only are historic districts not prohibiting density, they are the among the densest neighborhoods in Dallas



Higher Population Density

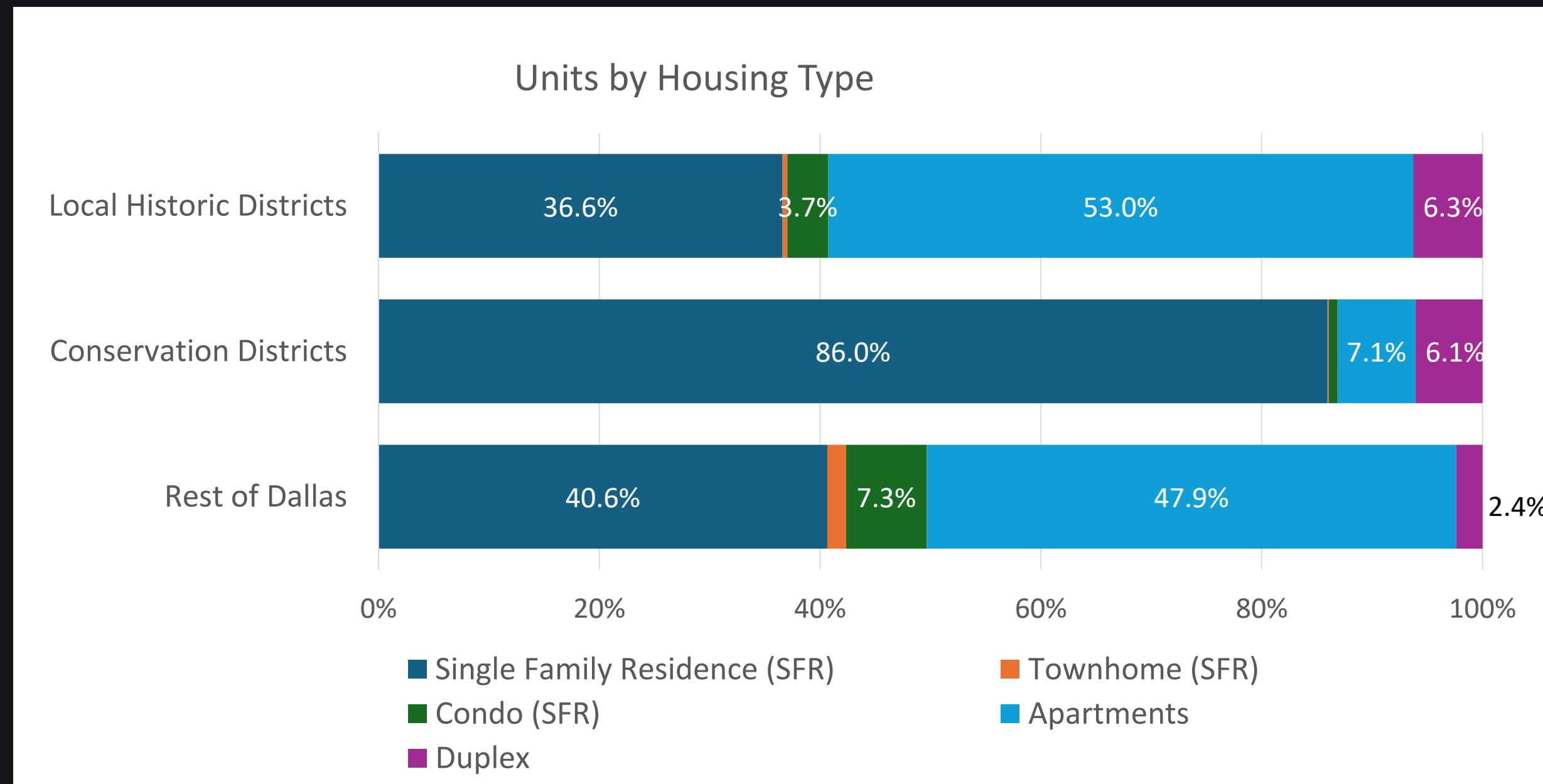
Historic districts have **~2,000 more people per square mile** than the rest of Dallas (7,023 vs. 4,993).



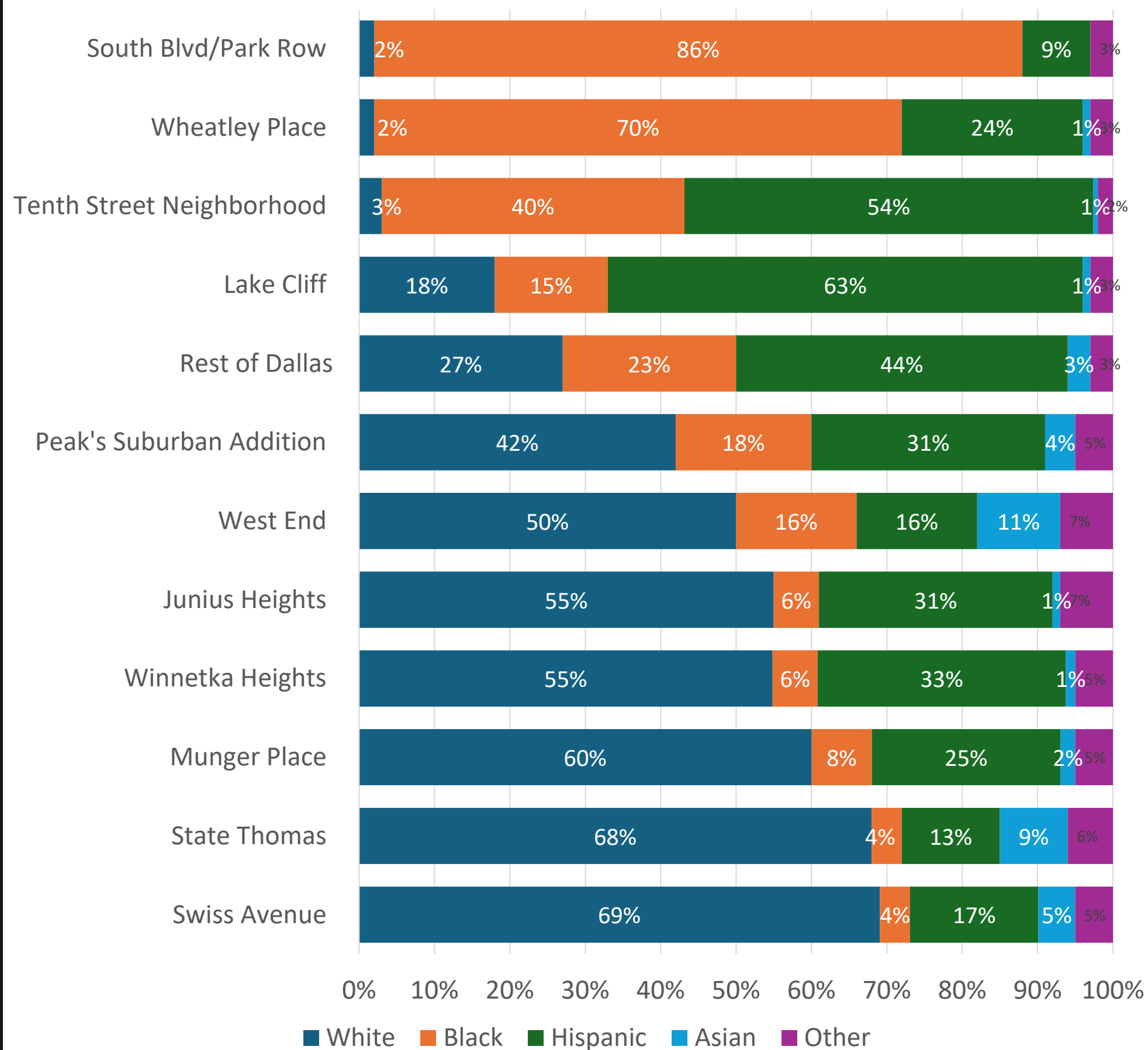
Greater Housing Density

Historic districts have nearly double the housing units per square mile (**3,943 vs. 2,162**).

One of the reasons for increased density is the variety of housing typologies in historic districts – but density at a human scale



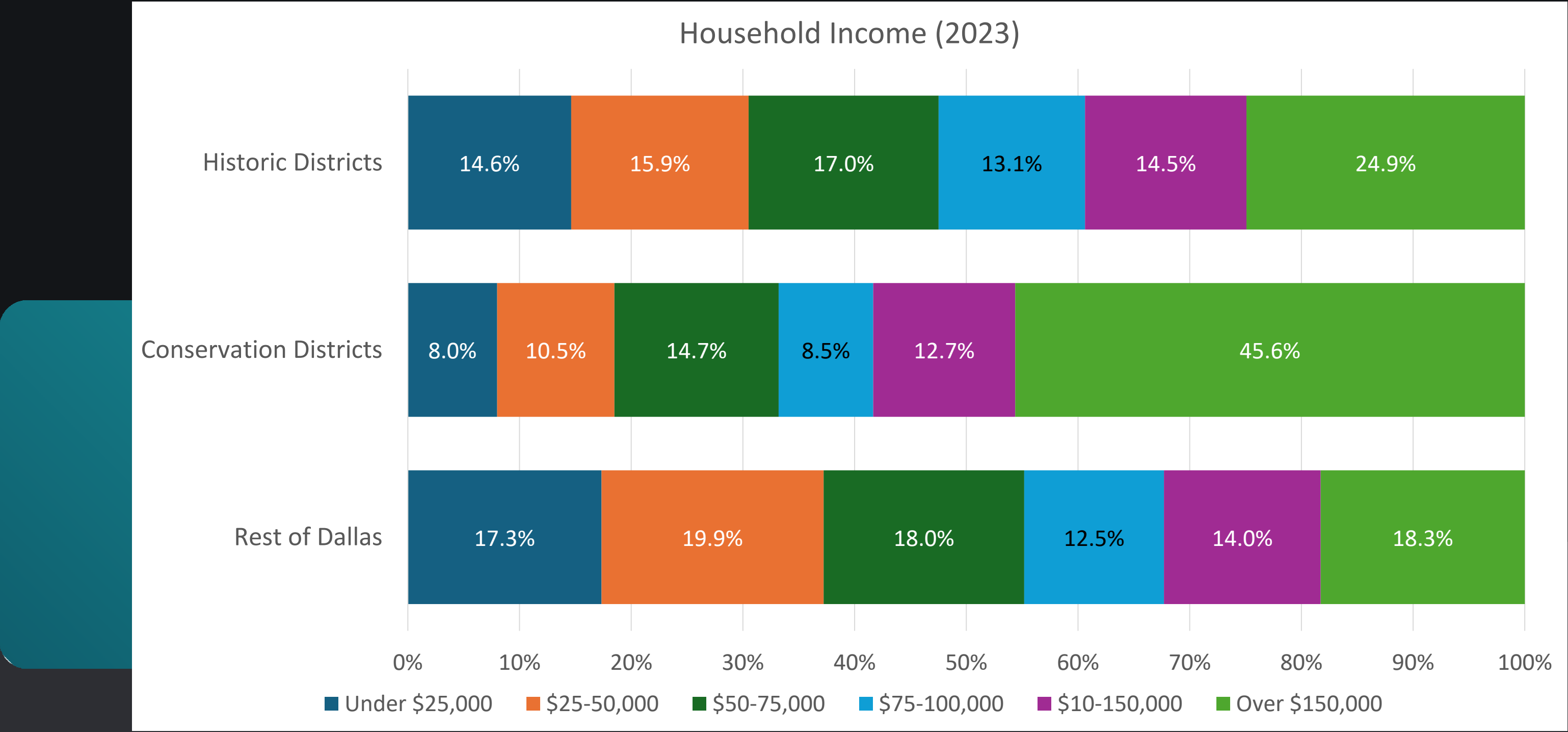
Racial Distribution by Historic District (2020)



The diversity of
Dallas is reflected
in the diversity of
historic districts.

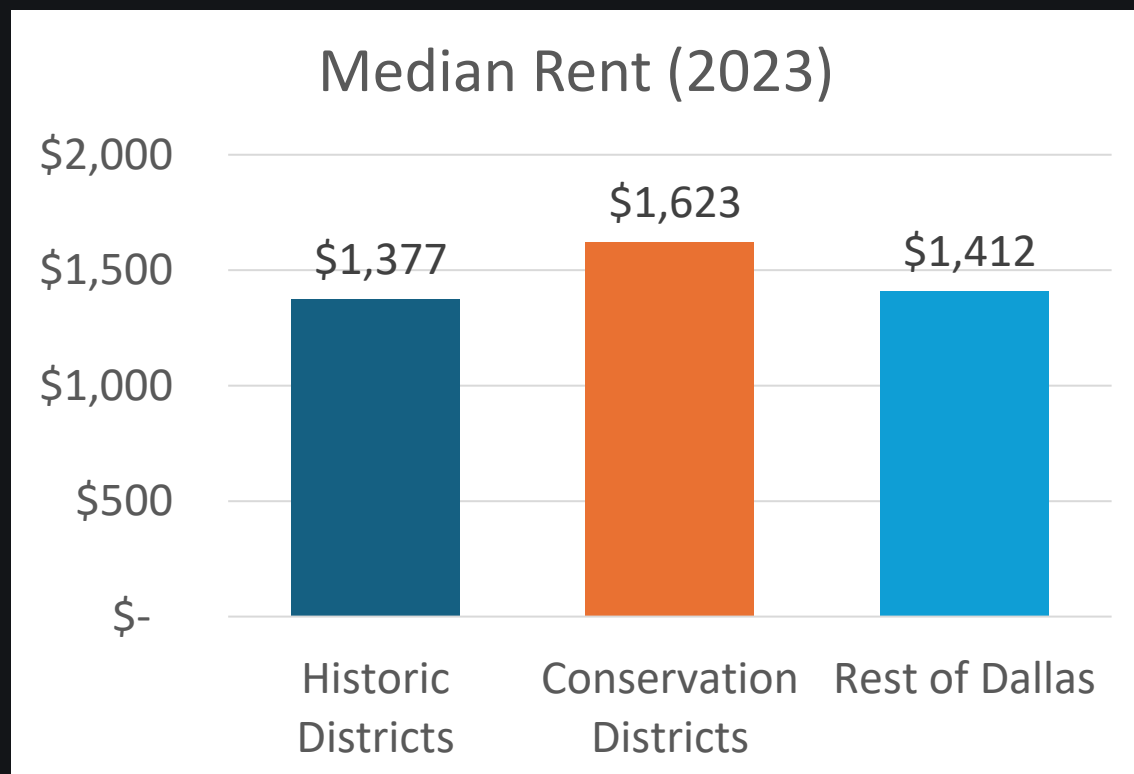
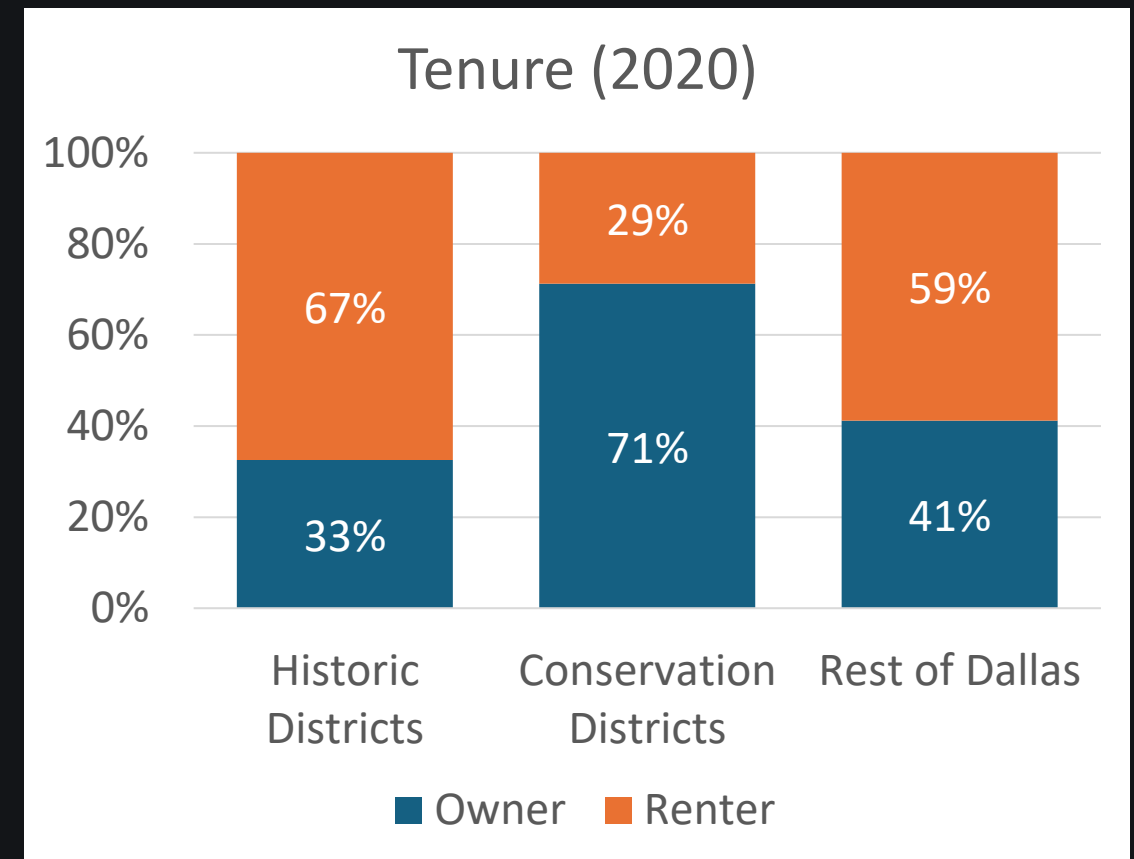


There is also a wide diversity in incomes in historic districts

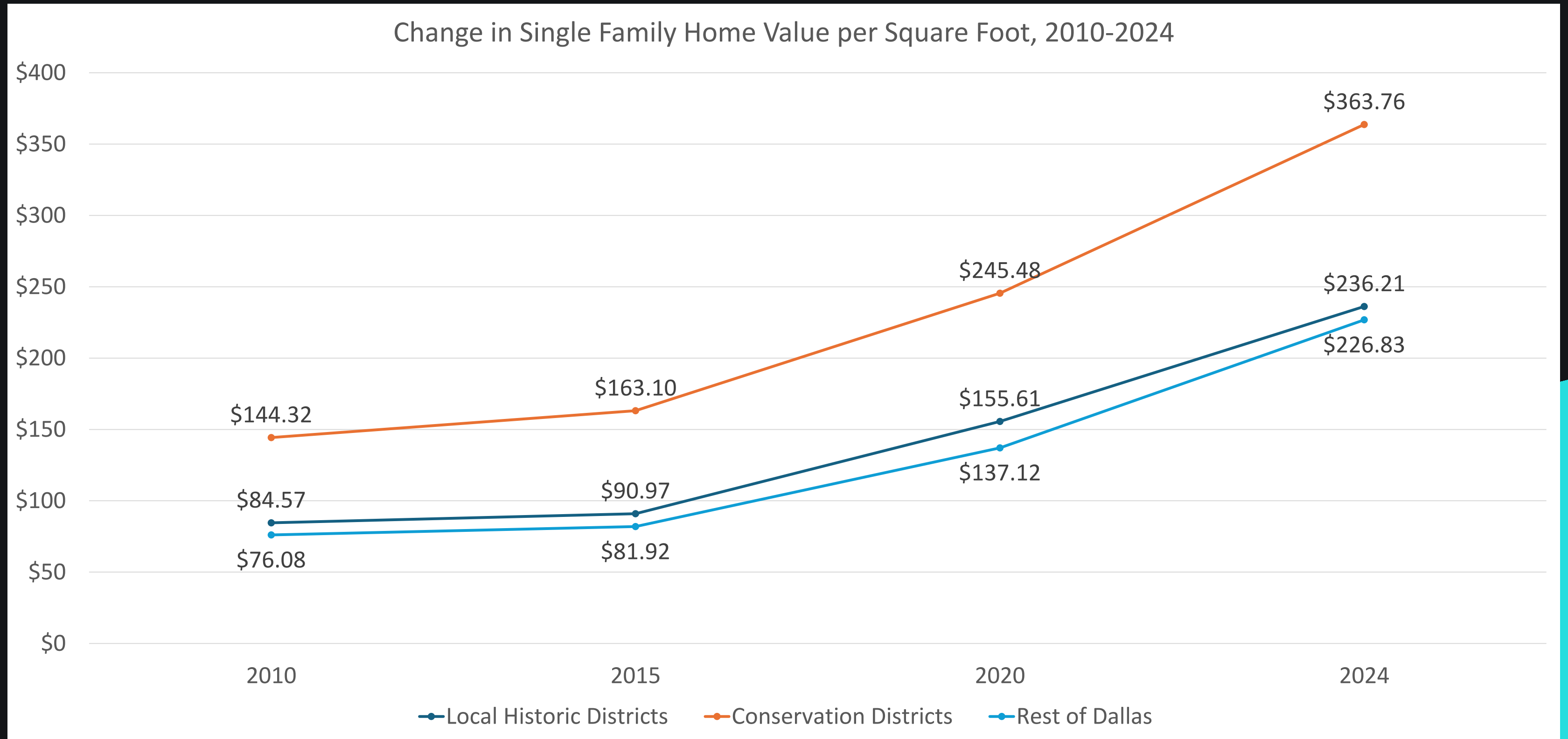




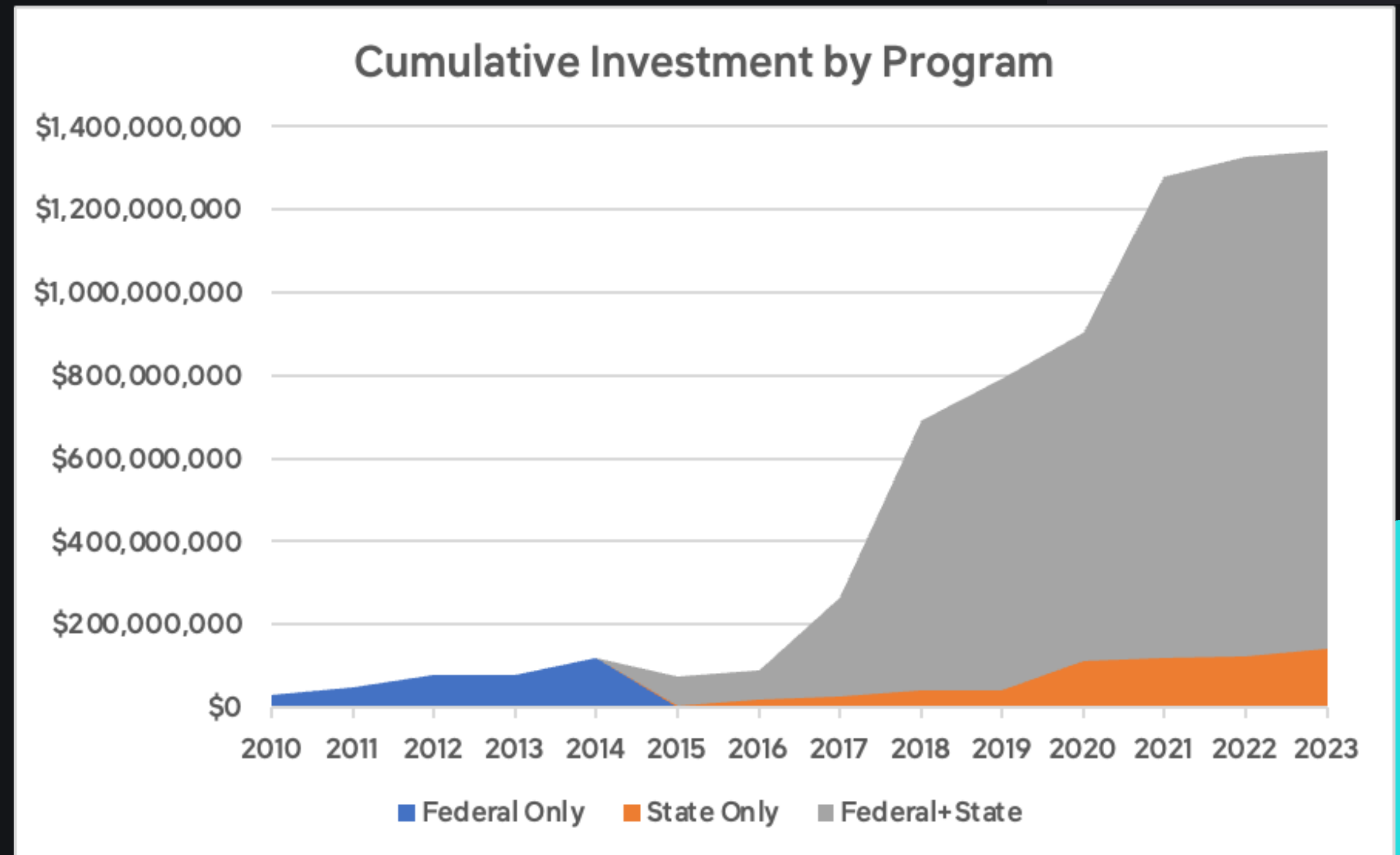
**Historic Districts are welcoming
to renters and providing more
affordable rents**



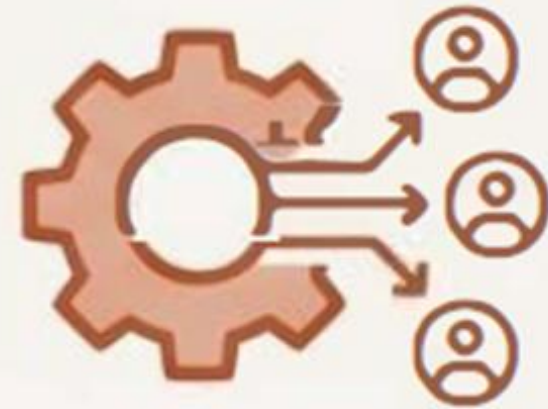
Historic Designation and Property Values



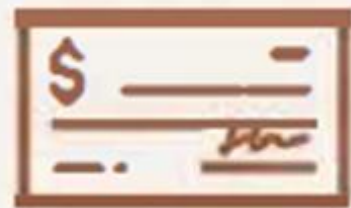
State and Federal Historic Tax Credits Spur Investment



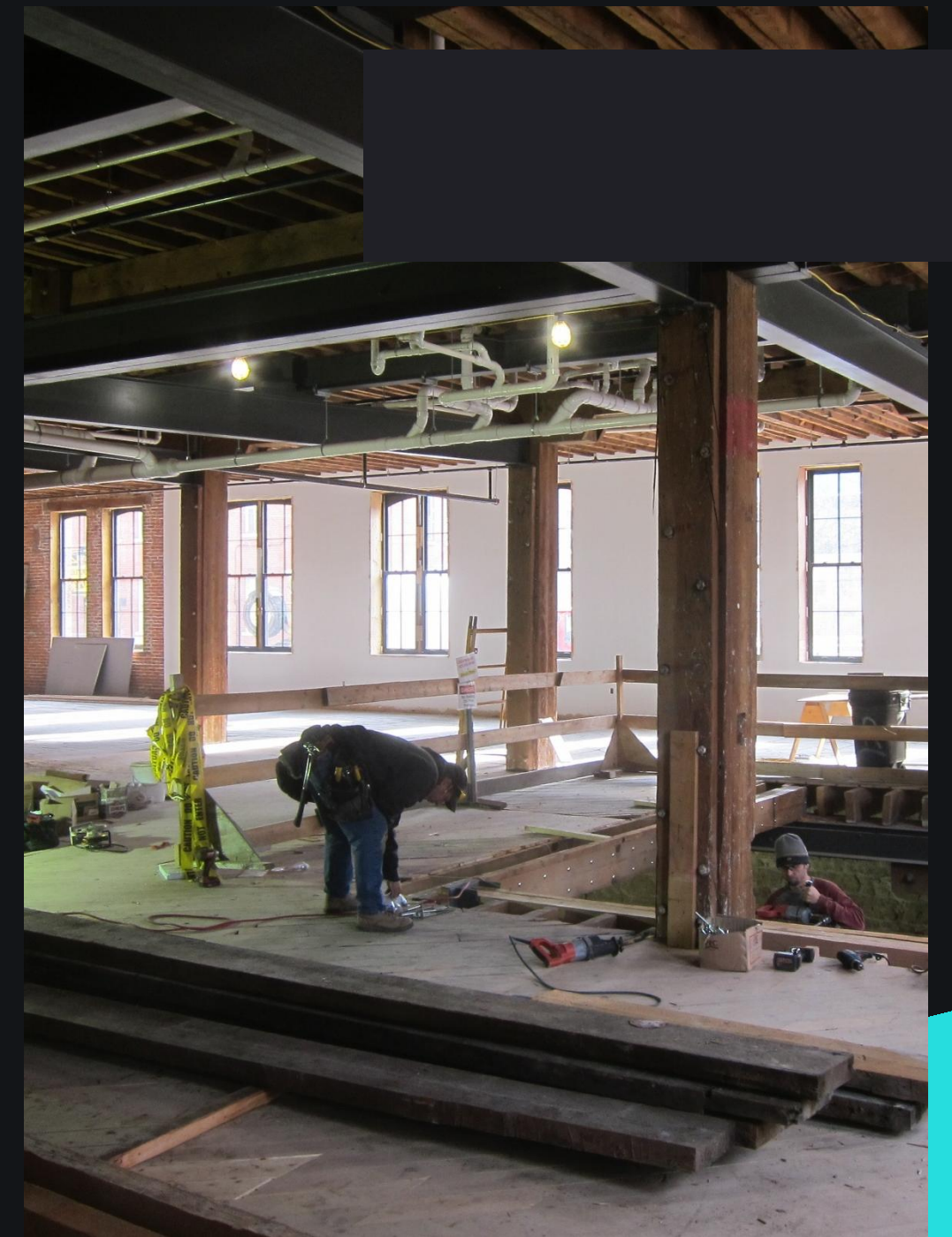
Impact of Historic Tax Credits (Annually)



857 total jobs created
(585 direct, 272 indirect/induced)

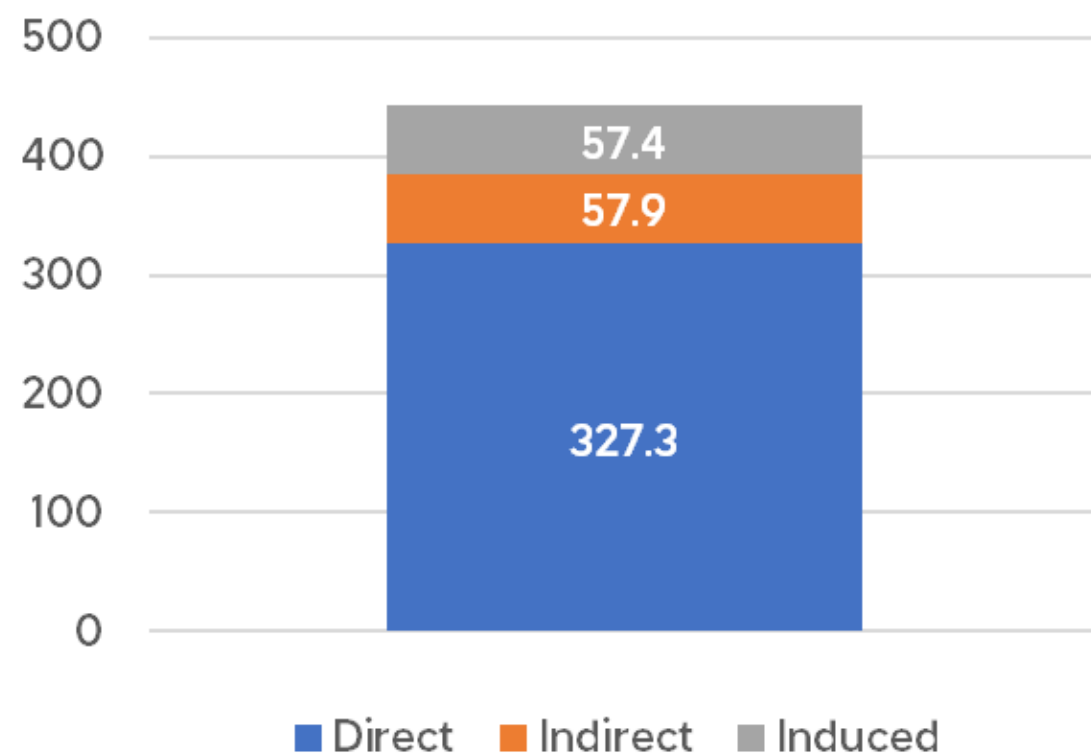


~\$59.4 million in labor
income generated

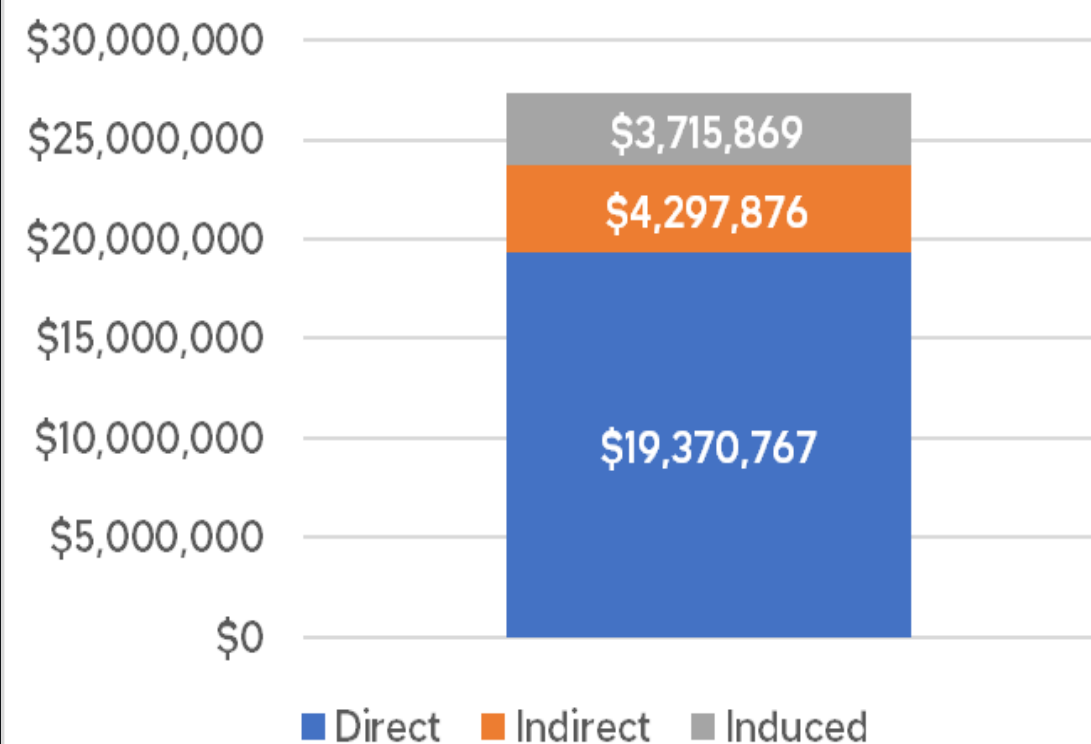


Investment in historic district buildings means jobs, income, and taxes

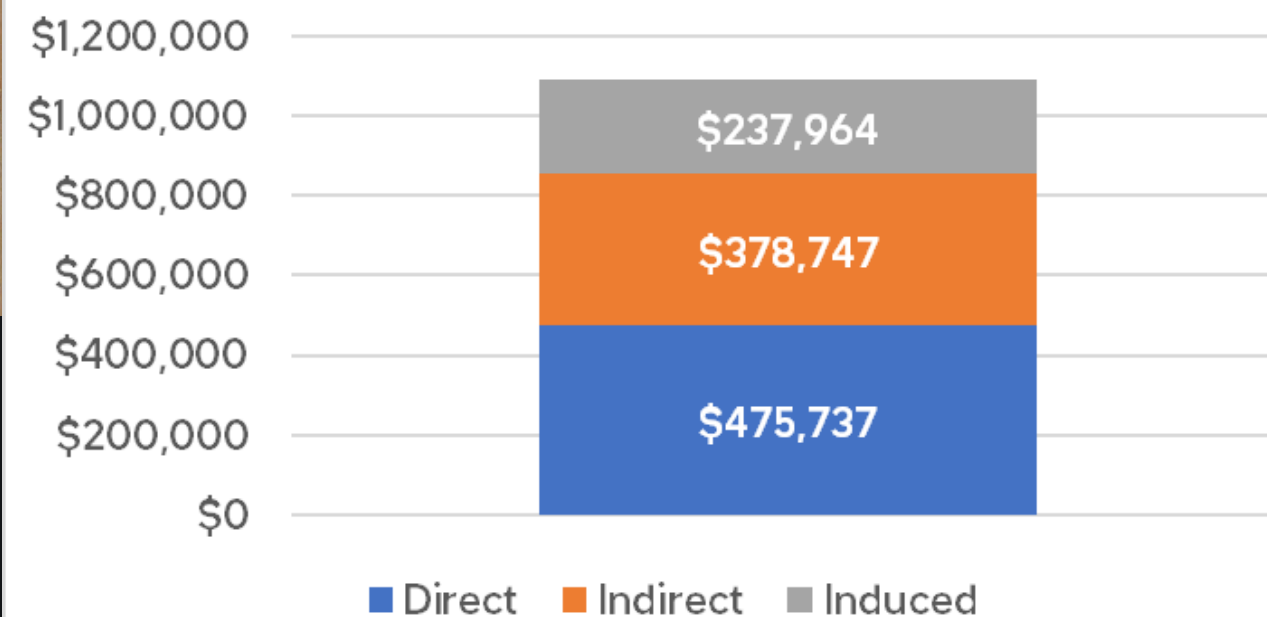
Average Number of Jobs Each Year
Historic District Building Permits
2010 -- 2024



Average Labor Income Each Year
Historic District Building Permits
2010 -- 2024

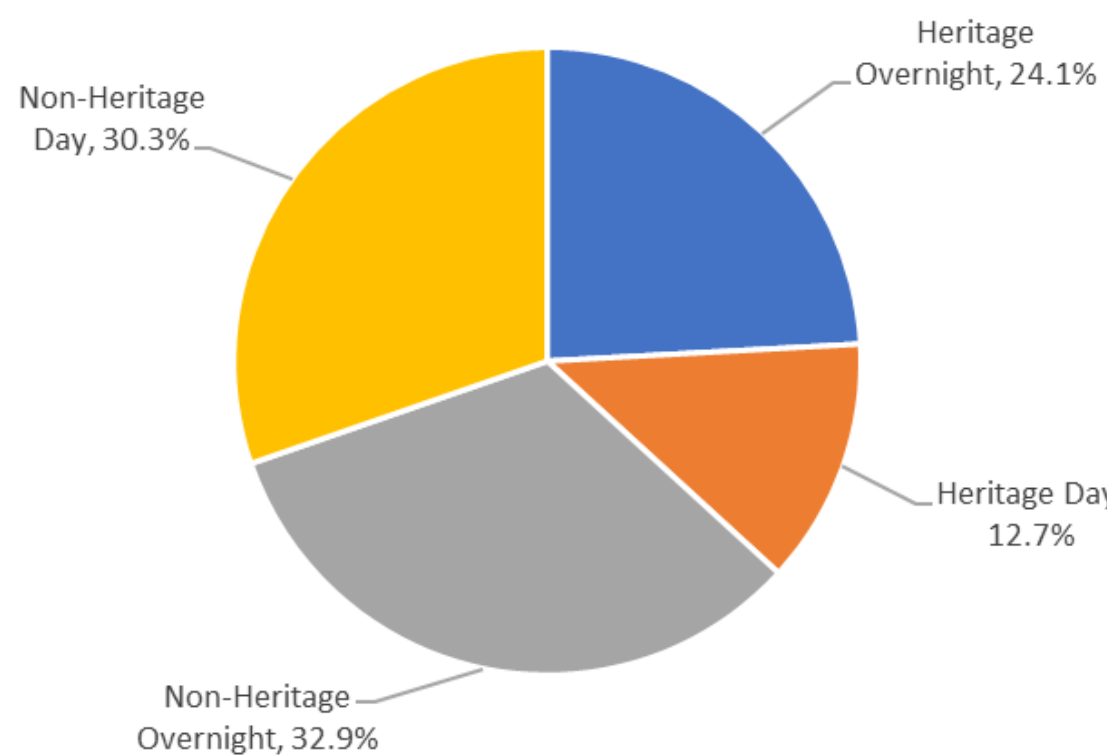


Average Local Taxes Paid Each Year from
Construction Activity
Historic District Building Permits
2010 -- 2024

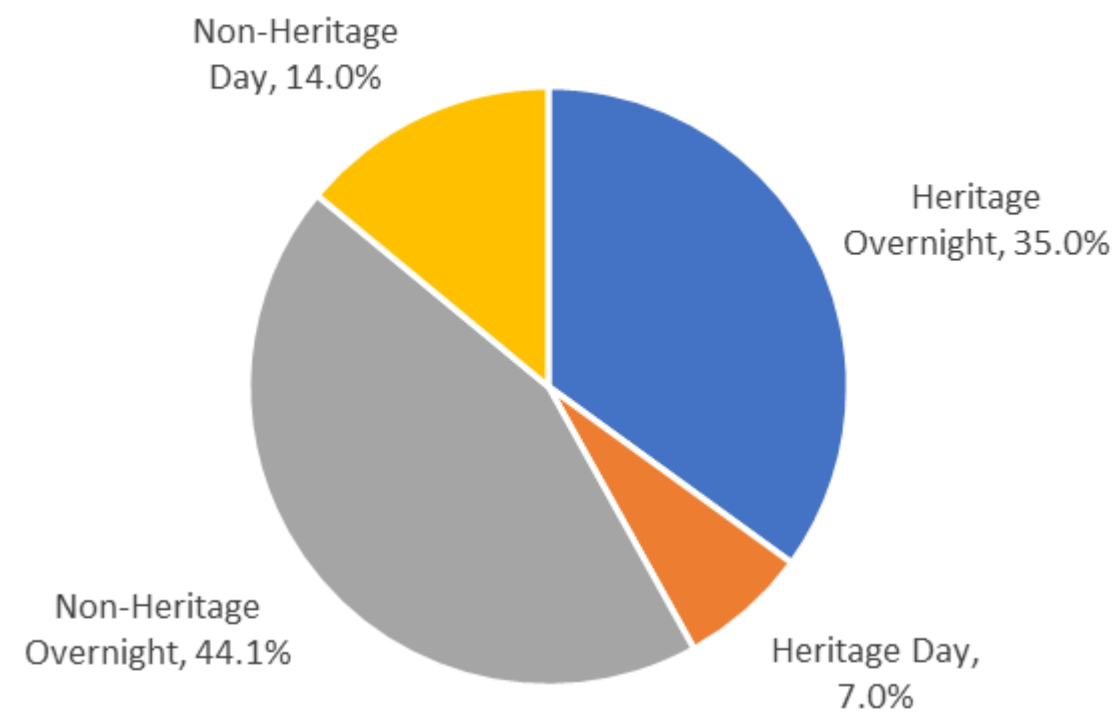


Heritage visitors are a large share of Dallas' tourism industry

Visitors to Dallas



Visitor Spending in Dallas



Dallas is host to 10 million Heritage Visitors each year



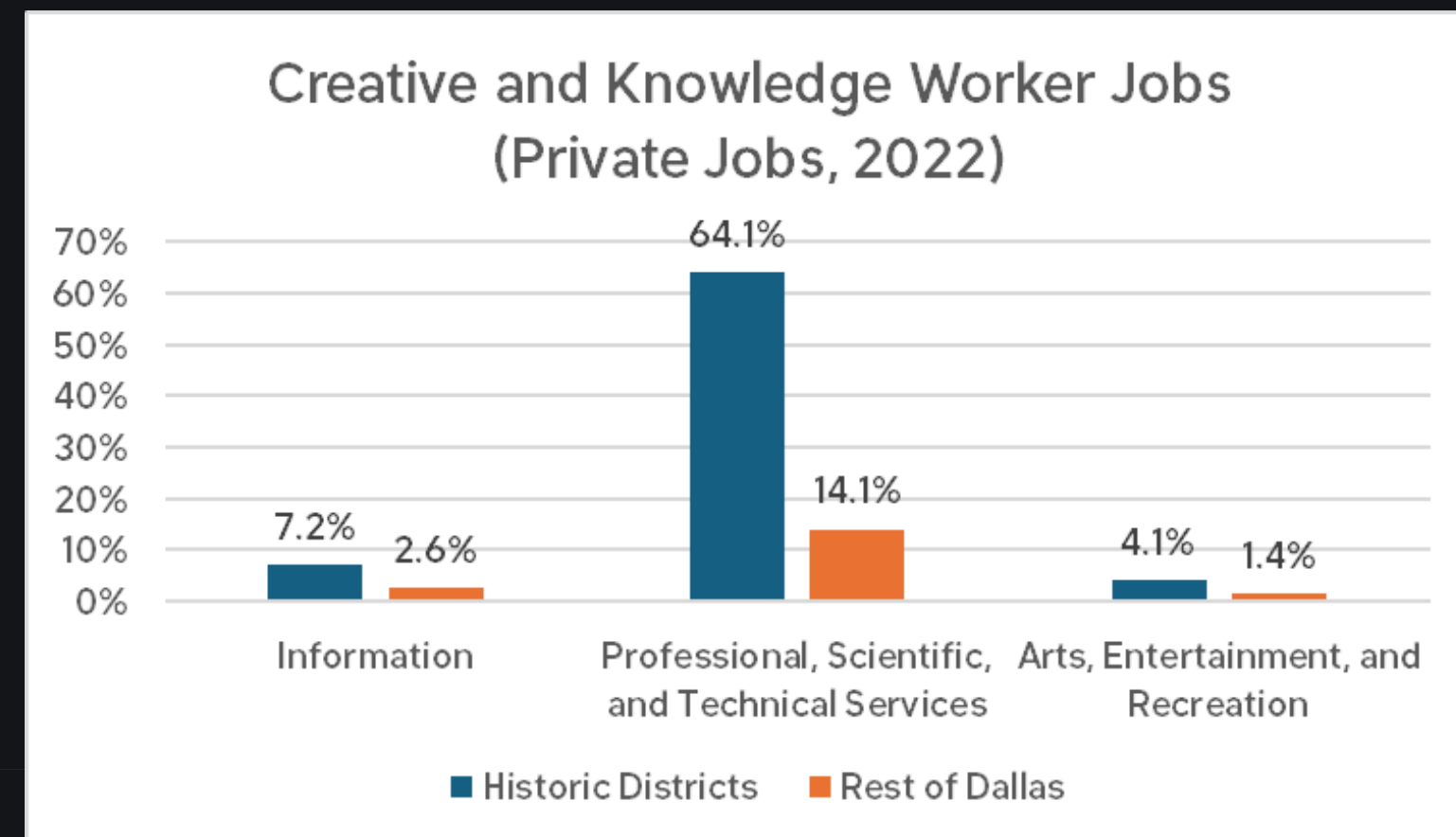
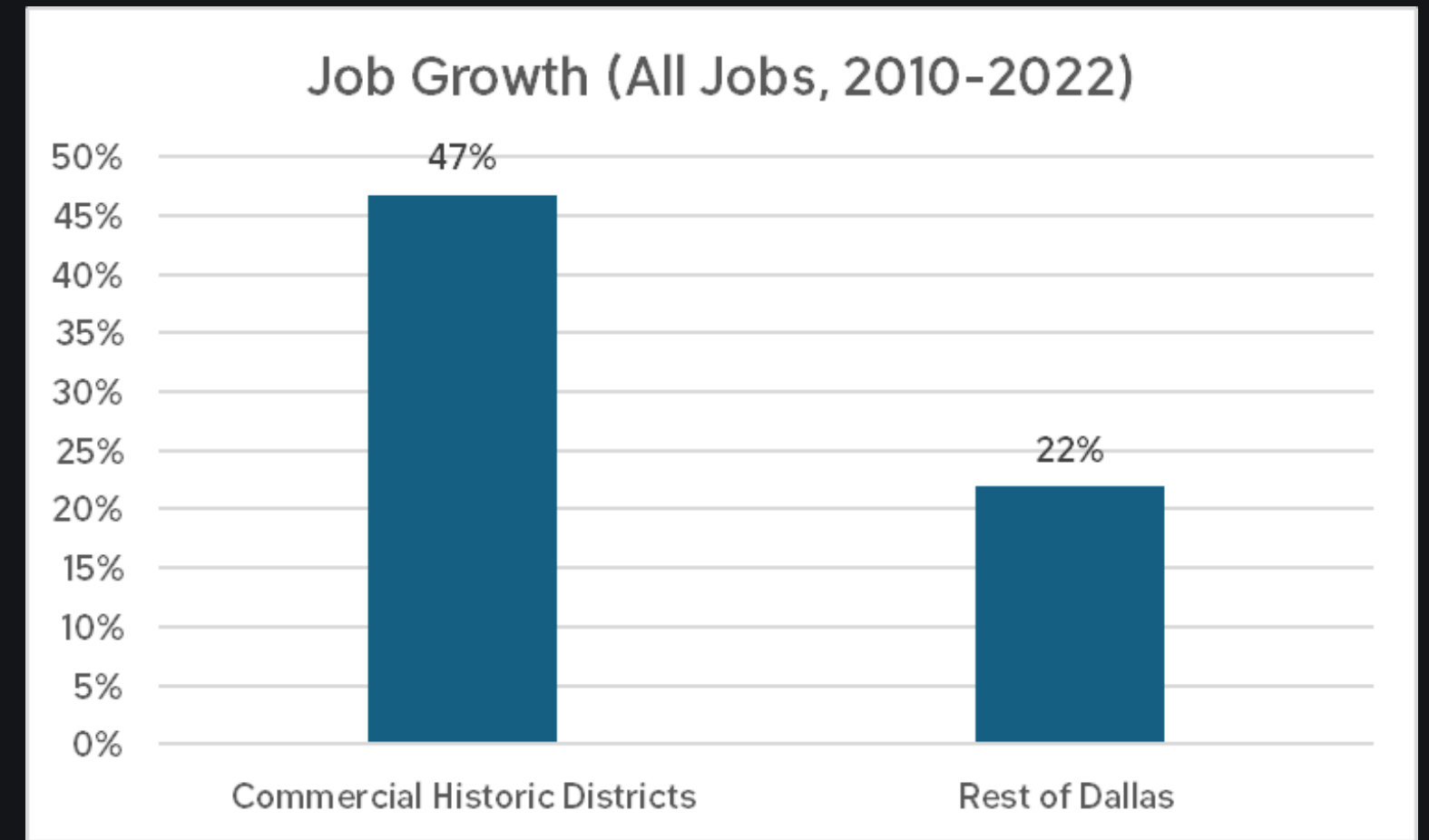


Heritage visitors
spend more than
\$2.5 billion
annually in Dallas.



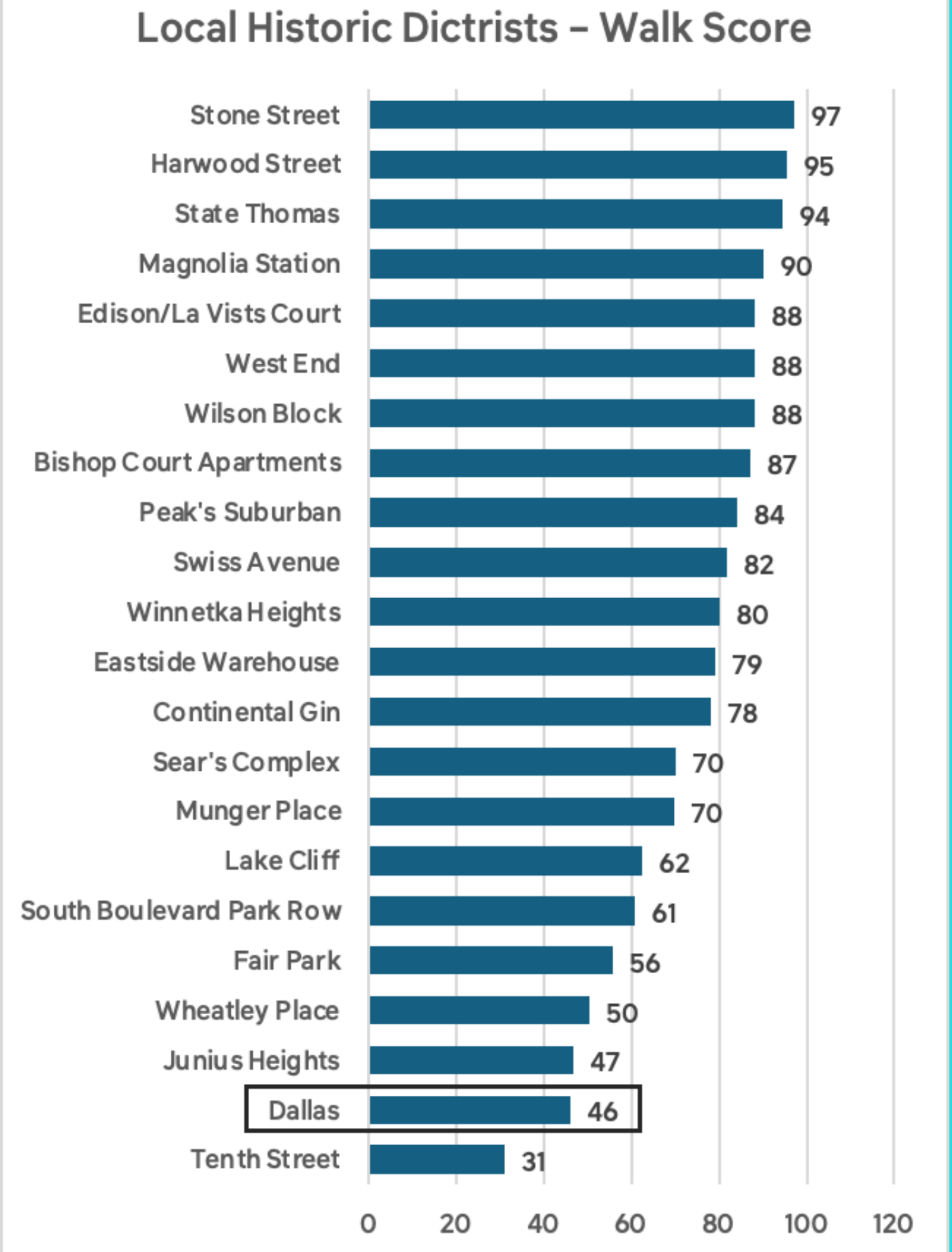


Historic Buildings and Districts Attract Business



© **Walk Scores are gaining influence among health advocates, home buyers, environmentalists and others.]**

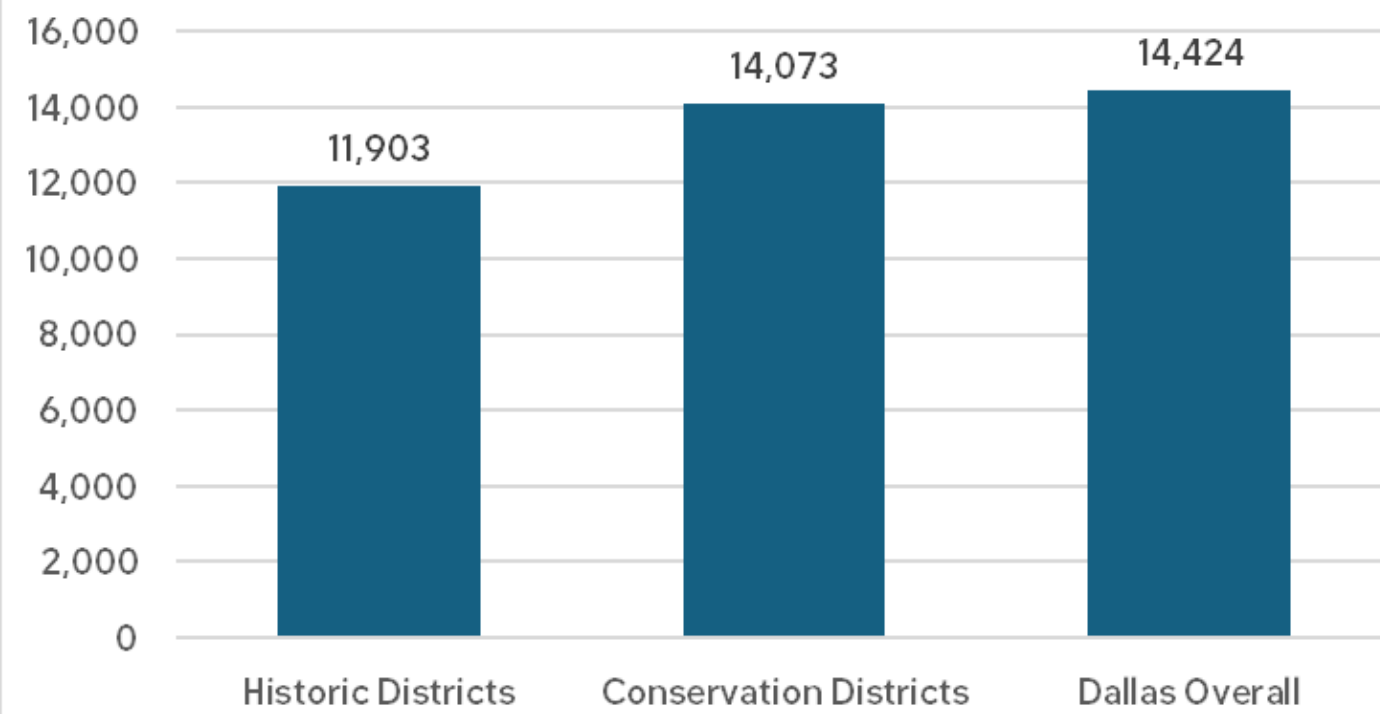
90–100 Walker’s Paradise: Daily errands do not require a car
70–89 Very Walkable: Most errands can be accomplished on foot
50–69 Somewhat Walkable: Some errands can be accomplished on foot
25–49 Car-Dependent: Most errands require a car
0–24 Very Car-Dependent: Almost all errands require a car



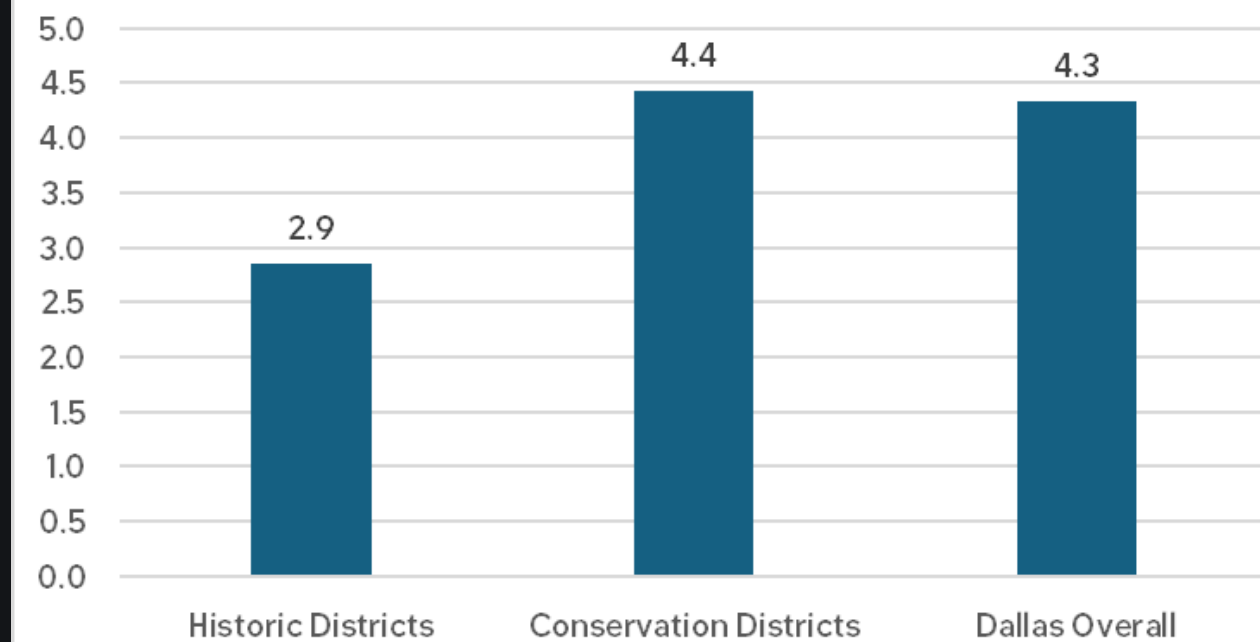


Historic Preservation and the Environment

Annual Vehicle Miles Traveled (2022)

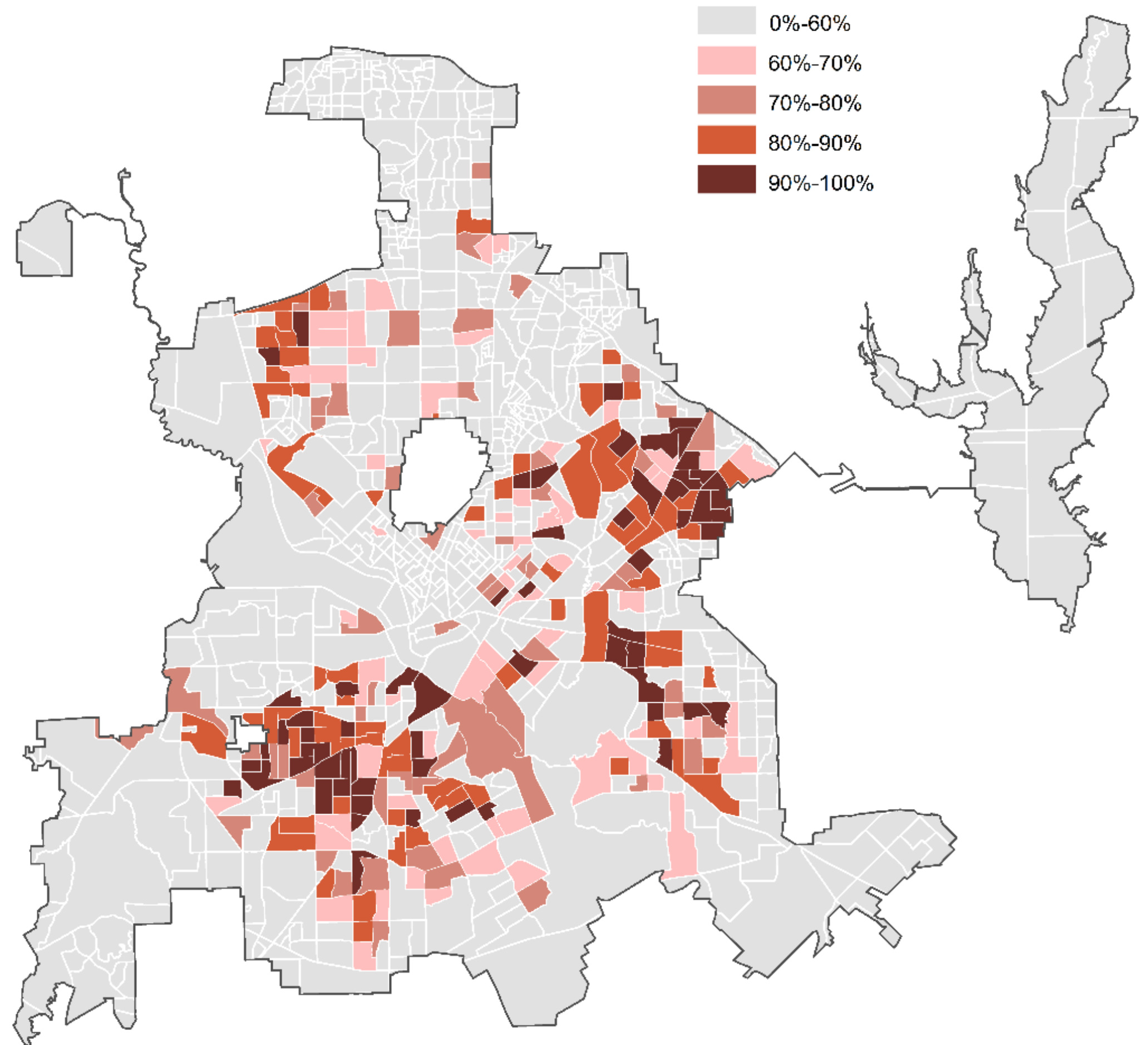


Annual GHG per Household (2022, tonnes)

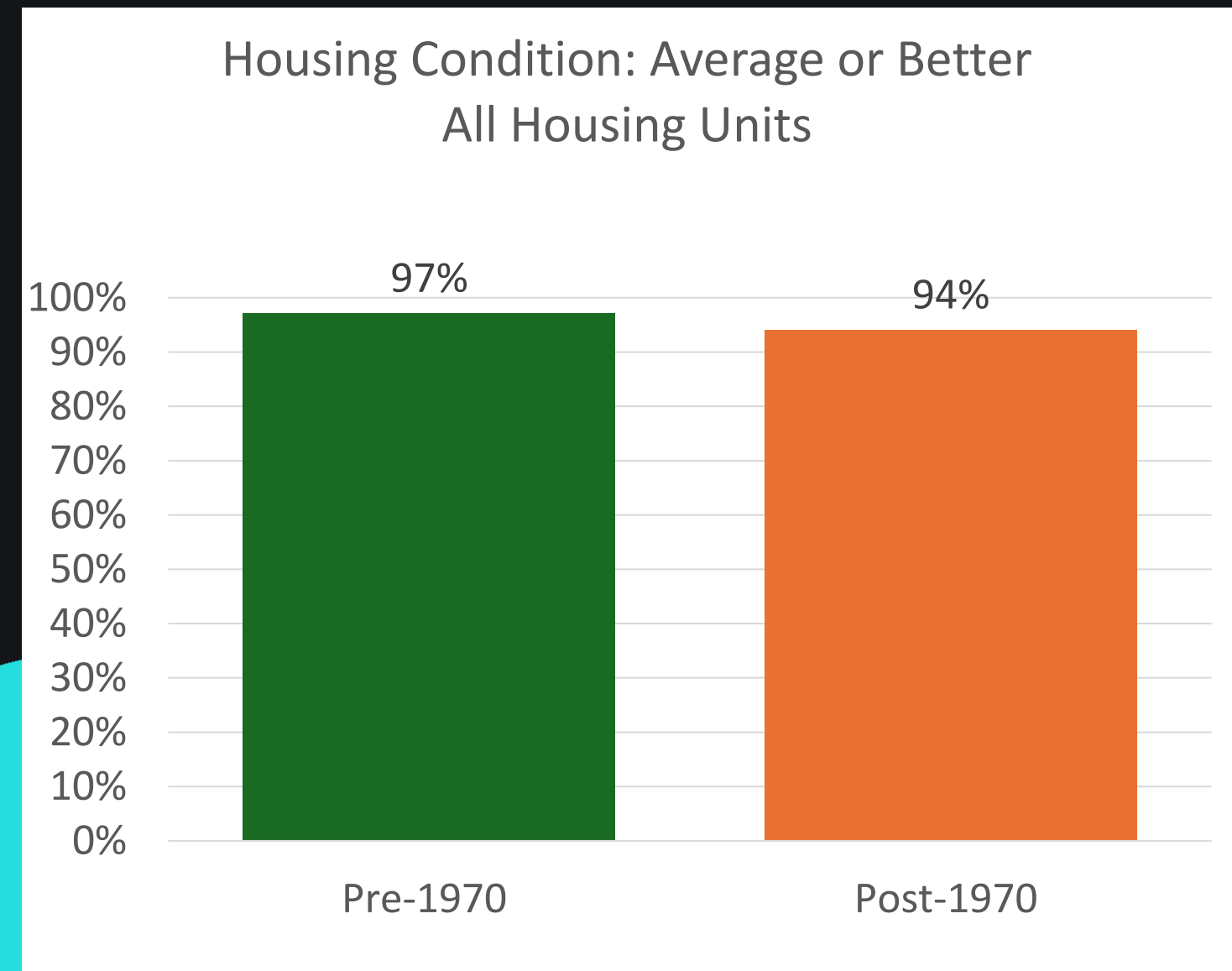
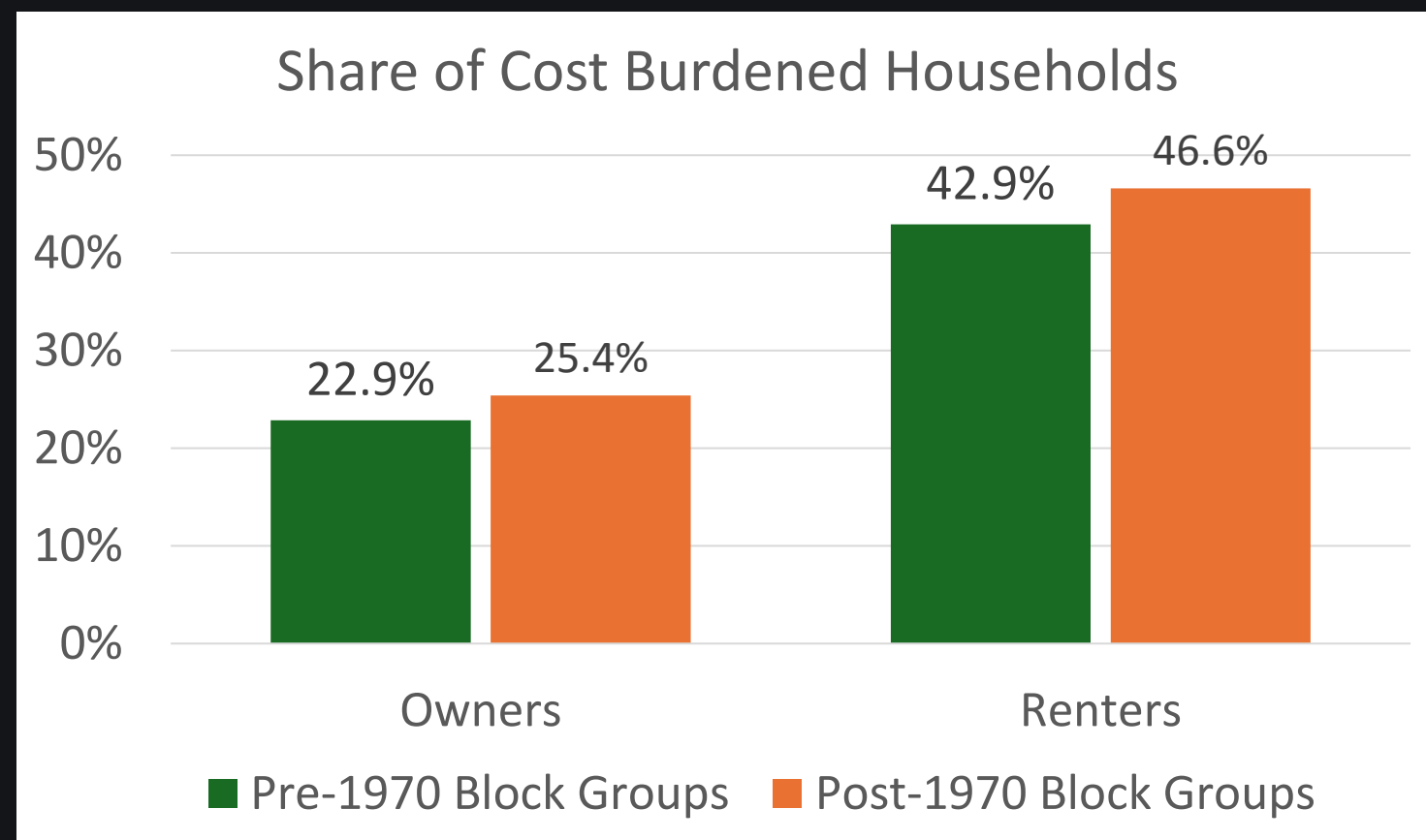
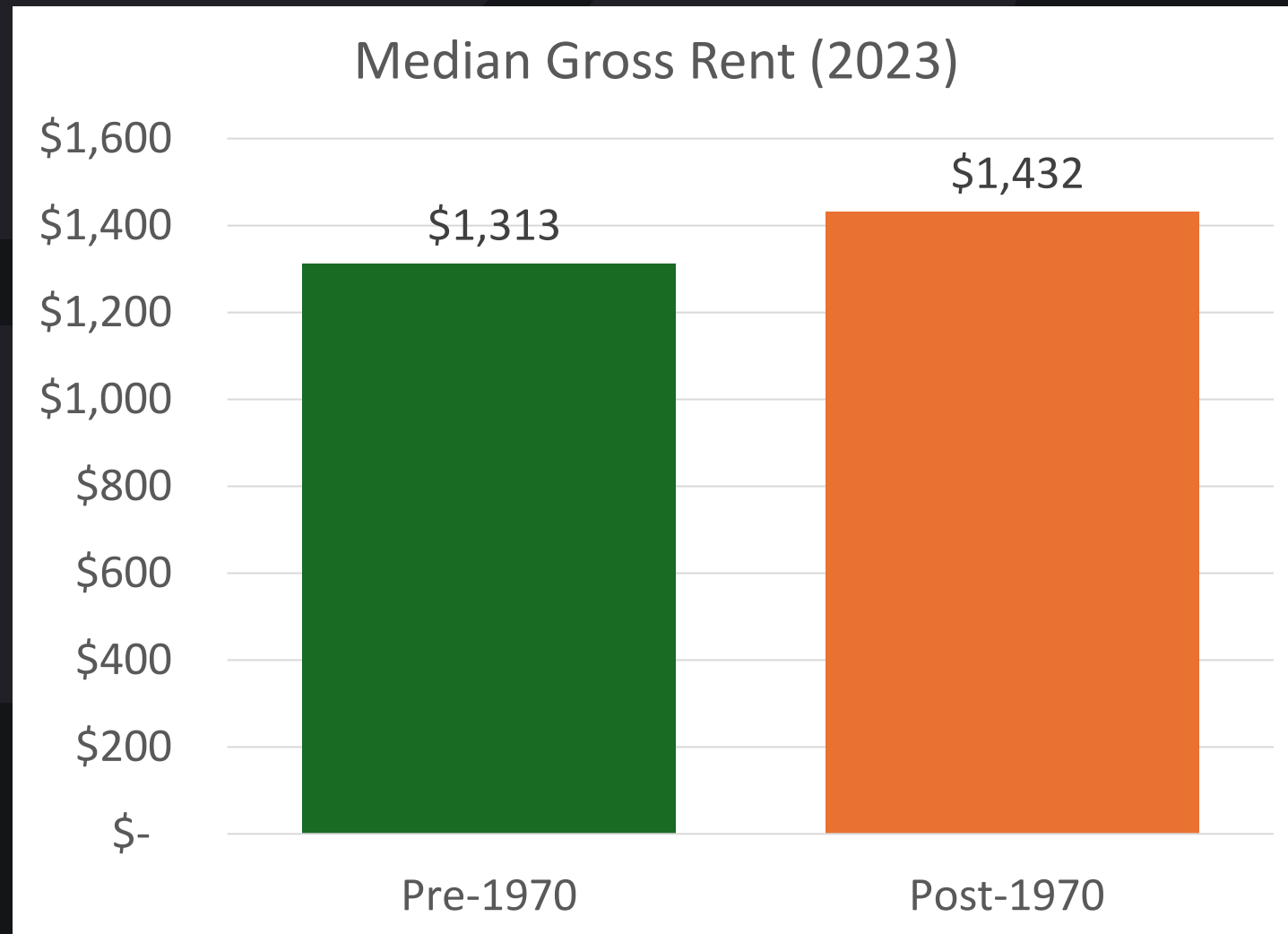


The role of older housing stock in meeting Dallas' affordable housing needs

(housing built prior to 1970)



**It is older housing that is
providing affordable
housing in Dallas**



Thank you very much!



Donovan Rypkema
DRypkema@PlaceEconomics.com

